



**Mount Tabor, Stiffkey**  
**Guide Price £250,000**

**BELTON DUFFEY**





## **MOUNT TABOR, 26 WELLS ROAD, STIFFKEY, NORFOLK,NR23 1AJ**

A charming end terrace period cottage with an attractive garden and allocated parking situated in the heart of the village. No chain.

### **DESCRIPTION**

Offered for sale with no onward chain, Mount Tabor is a charming end terrace period cottage situated right in the heart of the popular coastal village of Stiffkey. There is accommodation comprising an entrance porch, kitchen, sitting/dining room with a landing upstairs leading to a double bedroom and a well appointed shower room. Further benefits include electric radiator central heating with a wood burning stove in the sitting room, hardwood double glazed windows and far reaching rooftop views from the upstairs rooms over surrounding countryside.

Outside, Mount Tabor has an attractive south facing cottage style garden and the use of an allocated parking space.

The cottage has been a much loved second home and holiday let for the current owners and the furniture, fixtures and fittings are available by separate negotiation.

### **SITUATION**

Stiffkey is a picturesque village, set in an Area of Outstanding Natural Beauty, of predominantly pretty brick and flint cottages with the marshes leading down to the sea on one side and nestling in the valley next to the River Stiffkey to the other side. The coastal path is accessed off a small free car park at the end of Greenway where you can walk to Wells-next-the-Sea to the west and Morston to the east. Off the main road can be found the attractive Stiffkey Stores and Coffee Shop which is open 7 days a week in the summer and offers a Post Office counter, everyday groceries as well as a wide range of locally grown produce, homewares, gifts and wines. Close by is The Red Lion, a much celebrated traditional Norfolk pub serving good locally sourced food.

To the east is Morston where you can take a boat trip out to see the seals at Blakeney Point and treat yourself to a meal at the Michelin starred restaurant at Morston Hall. Just over a mile further on is Blakeney to the east whilst Wells-next-the-Sea is 3 miles to the west from Stiffkey with its beautiful sandy beach, dunes and colourful beach huts fringed by pinewoods.

### **PORCH**

1.95m x 1.15m (6' 5" x 3' 9")

Glazed timber double doors lead from the garden into the porch of glazed hardwood construction on a low brick wall with a pitched tiled roof. Ceramic tiled floor, light and a partly glazed timber door leading into:







## **SITTING/DINING ROOM**

3.38m x 3.07m (11' 1" x 10' 1")

Recessed fireplace housing a wood burning stove on a stone hearth with a reclaimed timber mantel over, electric radiator. Built-in storage cupboard with display shelves over, laminate flooring, door opening onto the staircase leading up to the first floor landing. Window overlooking the garden and an opening to:

## **KITCHEN**

2.52m x 1.82m (8' 3" x 6' 0")

A range of cream Shaker style base and wall units with laminate worktops incorporating a stainless steel sink with mixer tap, tiled splashbacks. Integrated oven and electric hob, space for a fridge freezer, vinyl flooring, electric wall heater and a window overlooking the garden.

## **FIRST FLOOR LANDING**

2 windows to the south and west, loft hatch and doors to the bedroom and shower room.

## **BEDROOM**

3.38m x 3.22m (11' 1" x 10' 7") at widest points.

Built-in wardrobe, airing cupboard housing the hot water cylinder, electric radiator and a window overlooking the garden with fine far reaching countryside views.

## **SHOWER ROOM**

1.86m x 1.77m (6' 1" x 5' 10")

A white suite comprising a large shower cubicle with an electric shower and glass screen, wall mounted wash basin and WC. Vinyl flooring, tiled walls, chrome towel radiator, electric wall heater and a window to the south with obscured glass.

## **OUTSIDE**

Mount Tabor is approached off Wells Road onto a shared gravelled courtyard area where an easement provides for a designated parking space for the property. A picket fence with a gate leads to the attractive south facing and has been gravelled for ease of maintenance. Paved walkways, hedged and fenced boundaries, plant and shrub beds, outside light and pedestrian gates onto Wells Road.

Please note that, as is common with period terraced properties, the neighbours have a pedestrian right of way over the pathway immediately to the front of Mount Tabor.



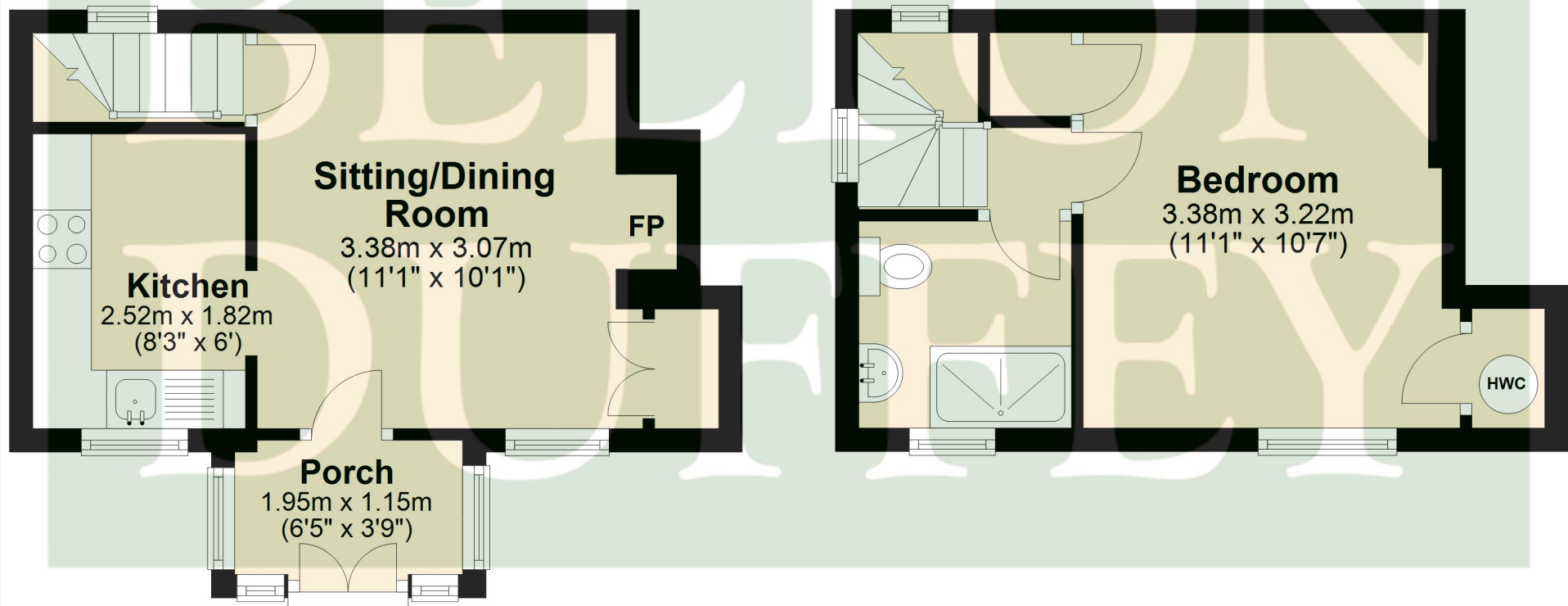
## Ground Floor

Approx. 20.9 sq. metres (224.9 sq. feet)



## First Floor

Approx. 17.5 sq. metres (188.7 sq. feet)



Total area: approx. 38.4 sq. metres (413.6 sq. feet)



## DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, take the A149 coast road heading east towards Cromer and continue out into open countryside and on into Stiffkey. Continue past The Red Lion pub on your left and you will see Mount Tabor approximately 100 yards further up, side on to the road on the the left-hand side.

## OTHER INFORMATION

Mains electricity, mains water and private drainage. Electric radiator heating. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band n/a (registered for Business Rates).

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.







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