



2 Westgate, Holme-next-the-Sea
Offers in Excess of £400,000

BELTON DUFFEY



2 WESTGATE, HOLME-NEXT-THE-SEA, NORFOLK, PE36 6LF

End terrace period 2 bedroom cottage, parking, garden and outbuilding situated in the heart of the village. No chain.

DESCRIPTION

Offered for sale with no onward chain, 2 Westgate is a charming end terrace period cottage built of red brick and chalk walls under a pantiled roof situated in a Conservation Area right in the heart of the popular north Norfolk coastal village of Holme-next-the-Sea. The property would now benefit from a programme of light refurbishment but has replacement timber framed windows, fireplaces housing wood burning stoves in the sitting room and dining area, exposed wall and ceiling beams and pine latch internal doors.

The ground floor accommodation comprises an open plan kitchen/dining room and a sitting room with kitchenette. Upstairs, there are 2 landings leading to the 2 bedrooms, a bathroom and shower room. The property also lends itself to sub-dividing into a 2 separate self-contained 1 bedroom properties, subject to the necessary permissions.

Outside, the cottage has a useful outbuilding and is approached over a shared gravelled pathway off Westgate with a detached cottage style garden with scope for creating parking and a further communal parking area.

Please note that the entire terrace (numbers 2, 4 and 6 Westgate) are available to purchase separately or as a whole - please ask Belton Duffey for more information.

SITUATION

Holme-next-the-Sea is one of the most sought after coastal villages on the North Norfolk Coast and is in a designated Area of Outstanding Natural Beauty. Nearby places of interest include the Royal Sandringham Estate, Park Farm at Snettisham, Norfolk Lavender at Heacham and Titchwell Bird Reserve. The popular Georgian village of Burnham Market is nearby with a full range of facilities.

Holme-next-the-Sea offers a village inn (The White Horse), a parish church and the saltmarshes and magnificent beach within easy access. The village became renowned for the discovery of an ancient tree ring known as Seahenge, discovered at low tide and believed to be either a religious Druid site or ritual burial mound. The Seahenge has since been removed from its original position and is now on public display at King's Lynn, whilst another henge has also recently been discovered.

OPEN PLAN KITCHEN/DINING ROOM

6.02m x 3.51m (19' 9" x 11' 6") A partly glazed timber stable door leads from the front of the property into the double aspect open plan kitchen/dining room with a tiled floor and heavily beamed ceiling. Comprising:

KITCHEN AREA

A range of white base and wall units with laminate worktops incorporating a stainless steel sink unit, breakfast bar and tiled splashbacks. Integrated oven and electric hob, microwave shelf and space for a freestanding fridge freezer. Staircase leading up to the first floor landing, window to the front. Open plan to:

DINING AREA

Red brick fireplace housing a wood burning stove on a slate tiled hearth with a timber mantel over, electric storage heater, window to the rear and a door leading into:



SITTING ROOM WITH KITCHENETTE

5.97m x 3.39m (19' 7" x 11' 1") A double aspect room with windows to the front and rear and a partly glazed stable door leading outside to the front of the property. Red brick fireplace housing a wood burning stove on a slate tiled hearth with a timber mantel over, electric storage heater. Kitchen area with a range of white base and wall units with laminate worktops incorporating a stainless steel sink unit, breakfast bar and tiled splashbacks. Integrated oven and electric hob, microwave shelf and space for a freestanding fridge freezer. Staircase leading up to the first floor landing.

FIRST FLOOR LANDING 1

Window to the south, exposed ceiling and wall beams, connecting door to landing 2 and latch doors to bedroom 1 and the shower room.

BEDROOM 1

3.63m x 2.99m (11' 11" x 9' 10") Exposed wall and ceiling beams, electric night storage heater and a window to the south.

SHOWER ROOM

2.52m x 1.85m (8' 3" x 6' 1") A white suite comprising a shower cubicle with an electric shower, pedestal wash basin and WC. Shelved airing cupboard housing the hot water cylinder, shaver point and light, tiled splashbacks, electric night storage heater, exposed ceiling beams and a window to the front with obscured glass.

FIRST FLOOR LANDING 2

Exposed ceiling and wall beams, loft hatch, connecting door to landing 1 and latch doors to bedroom 2 and the bathroom.

BEDROOM 2

3.53m x 2.99m (11' 7" x 9' 10") Exposed wall and ceiling beams, electric night storage heater and a window to the east.

BATHROOM

A suite comprising a panelled bath, pedestal wash basin and WC. Shaver point and light, tiled splashbacks, electric radiator, exposed ceiling and wall beams and a window to the front with obscured glass.

OUTSIDE

Number 2 is accessed over a shared gravelled pathway through a metal pedestrian gate off Westgate leading to the property's front door with outside light.

A shared driveway to the rear of the terrace leads to the attractive cottage style garden which is accessed further down the driveway and comprises a lawn with well stocked perimeter borders. The garden offers scope to create parking and there is also a further communal parking area to the side of the terrace where the outbuilding is located.

OUTBUILDING

3.36m x 2.55m (11' 0" x 8' 4") Useful brick built outbuilding located at the northern end of the terrace with windows to the front and side and a latch door to the walkway to the front of the terrace.

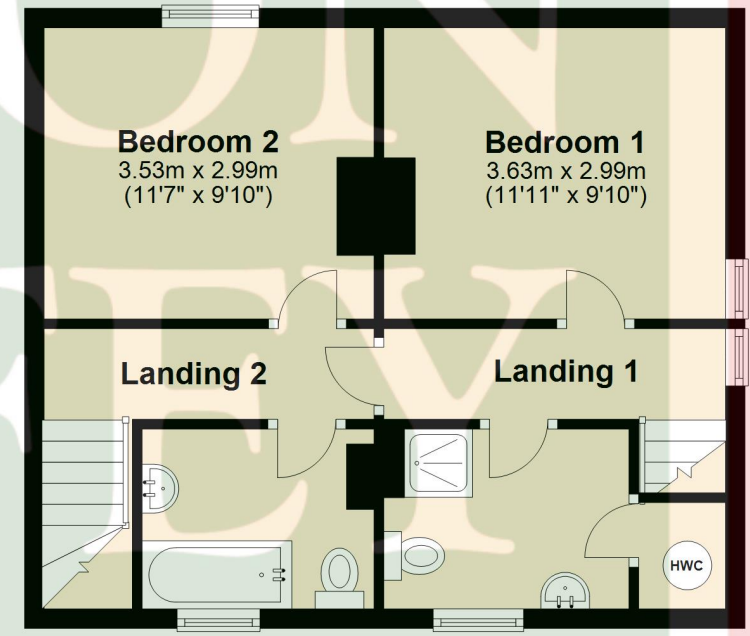
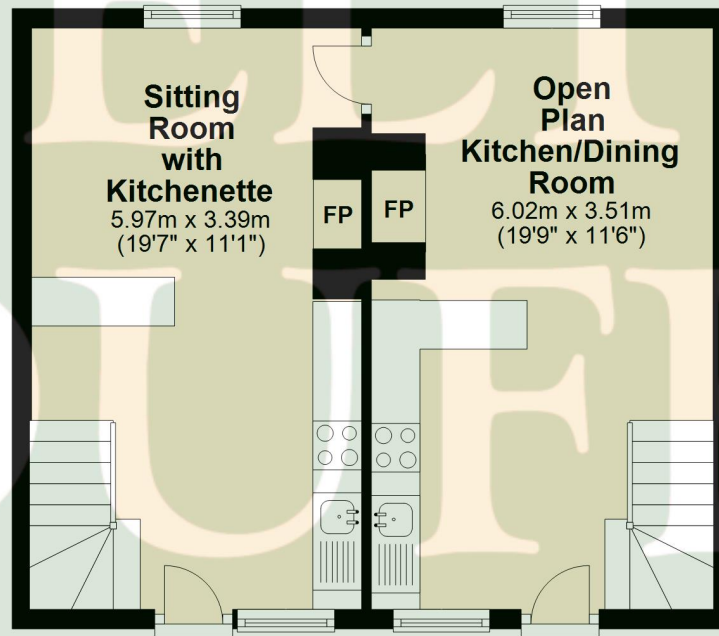
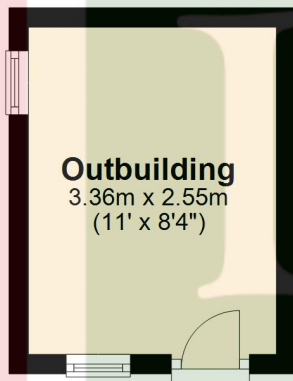
Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 92.1 sq. metres (991.8 sq. feet)

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, proceed on the A149 Coast Road in the direction of Hunstanton. Pass through the Brancasters, Titchwell, Thornham and on into Holme-next-the-Sea. On entering the village, immediately turn right into Eastgate following the round round to the left at the end onto Kirkgate. Continue for approximately 400 yards passing the The White Horse public house and you will see the terrace of cottages side on the road on the right-hand side, just after the crossroads.

OTHER INFORMATION

Mains electricity, mains water and mains drainage. Electric night storage heating. EPC Rating Band E.

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. 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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