



**4 Westgate, Holme-next-the-Sea**  
**Guide Price £230,000**

**BELTON DUFFEY**



## **4 WESTGATE, HOLME-NEXT-THE-SEA, NORFOLK, PE36 6LF**

Mid terrace period 1 bedroom cottage, parking and garden situated in the heart of the village. No chain.

### **DESCRIPTION**

Offered for sale with no onward chain, 4 Westgate is a charming mid 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, a fireplace housing a wood burning stove in the living area, exposed wall and ceiling beams and pine latch internal doors.

The accommodation comprises an open plan kitchen/dining/sitting room to the ground floor with a landing upstairs leading to a double bedroom and the bathroom.

Outside, the cottage 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/LIVING ROOM**

5.98m x 3.26m (19' 7" x 10' 8") A partly glazed timber stable door leads from the front of the property into the double aspect open plan kitchen/dining/living 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, tiled splashbacks. Integrated double 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/LIVING AREA**

Red brick fireplace housing a wood burning stove on a pamment tiled hearth with a timber mantel over, electric storage heater and a window to the rear.

## **FIRST FLOOR LANDING**

Exposed wall and ceiling beams, loft hatch and latch doors to the bedroom and bathroom.

## **BEDROOM**

3.50m x 3.28m (11' 6" x 10' 9") Exposed wall and ceiling beams, window to the rear.

## **BATHROOM**

2.70m x 2.66m (8' 10" x 8' 9") A suite comprising a panelled bath, pedestal wash basin and WC. Shelved airing cupboard housing the hot water cylinder, shaver point and light, tiled splashbacks, electric radiator, exposed ceiling beams and a window to the front with obscured glass.

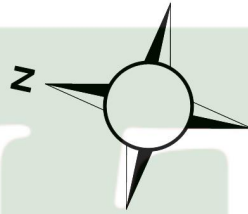
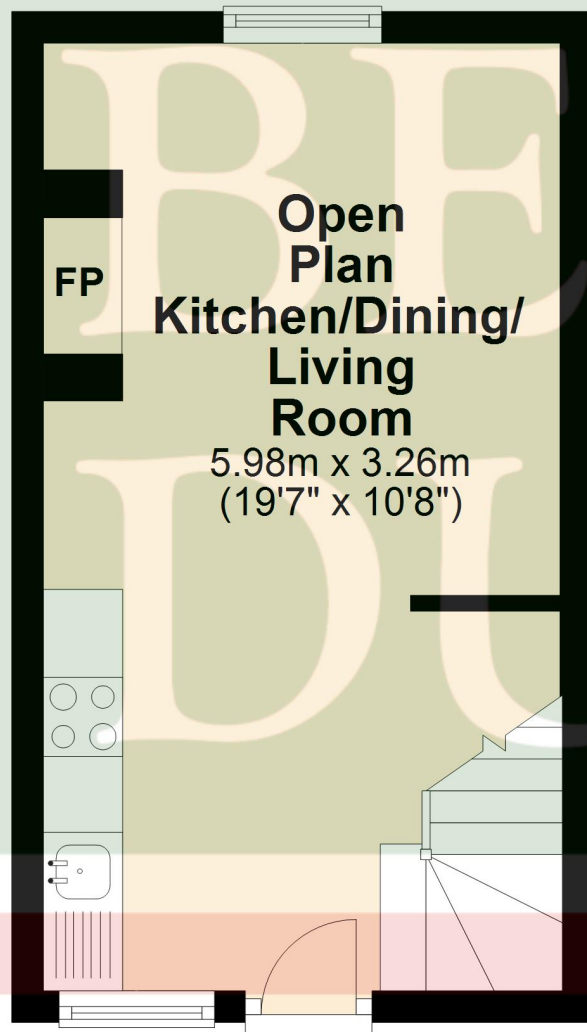
## **OUTSIDE**

Number 4 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 property's attractive cottage style garden which is accessed further down the driveway and comprises a lawn with a gravelled seating area and 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.

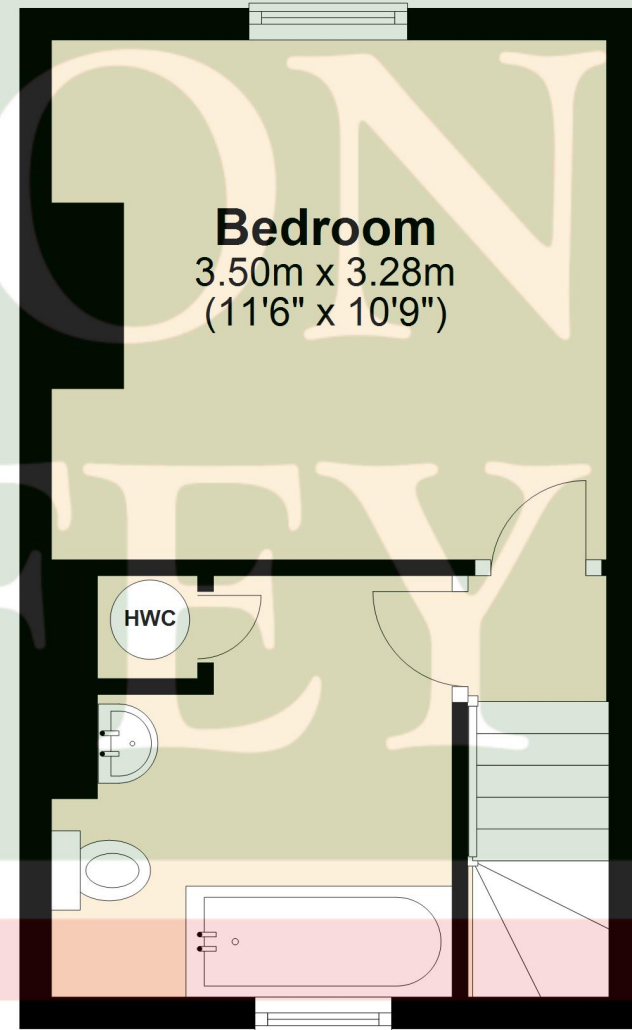
## Ground Floor

Approx. 19.5 sq. metres (209.8 sq. feet)



## First Floor

Approx. 21.6 sq. metres (232.7 sq. feet)



Total area: approx. 41.1 sq. metres (442.5 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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