



# MOLLY'S COTTAGE FELBRIGG

Pretty brick and flint DETACHED FOUR BEDROOM house with GARDEN, PARKING and outstanding COUNTRYSIDE VIEWS. Close to the coast and within walking distance to Cromer.





## The Property

Molly's Cottage is a brick and flint four bedroom detached cottage with a wrap around garden and unspoilt countryside views with a view of the sea on the horizon. The cottage is currently a much loved second home and successful holiday let and has been beautifully renovated by the current owners to an extremely high standard with great attention to detail.

The front door leads into the main ground floor living space with smart wood effect Amtico flooring throughout. The room is wonderfully bright with windows and doors on each side, with the kitchen to the right and the dining area and sitting room facing out towards the garden.

The kitchen has newly fitted shaker style units top and bottom with granite worktops, a Stoves free-standing oven, a double butler sink and an integrated free-standing fridge freezer and dishwasher.

Off the main living space is a snug/single bedroom to the left of the front door, currently housing a day bed. Opposite the front door is the utility/shower room, with the washer dryer neatly stored in the cupboard, a hand wash basin, loo and walk in shower.

A spiral staircase, off the main living space, leads upstairs to a landing with high vaulted ceilings, to three double bedrooms and a family bathroom.

The principal bedroom has floor to ceiling windows and doors opening out to a safety balcony. The second bedroom is another good sized room, also with wonderful views of the countryside. The third bedroom currently houses twin beds. The family bathroom is newly fitted with a contemporary curved bath, shower over, hand wash basin and loo.

The front of house has a gravel drive with plenty of space for parking cars and hedges each side. The private garden wraps around the property with access to the rear garden from both sides and is fully enclosed, laid with gravel and pebbles and surrounded by established trees and shrubs.



## Holiday Let Opportunity

Holiday Let Income: Achieving c. £2,275 per week during peak season

Holiday Let Occupancy: 25-30 weeks

Sleeping 6 in 4 bedrooms

Molly's Cottage is a much loved second home and successful holiday let. The property has been brought to up to standard with the current fire regulations.

The cottage is available as a turnkey, to include the majority of the contents (excluding personal items)







## The Location

Molly's Cottage is located at the end of a tree lined drive in the rural village of Felbrigg, surrounded by glorious countryside and only one and a quarter miles south west of Cromer. There is a weavers way footpath just outside the gates of Molly's Cottage leading straight into Cromer.

Felbrigg Hall, owned by the National Trust is on the doorstep, with magnificent parkland, a walled garden and woodland to explore.

Cromer has an excellent choice of restaurants, cafés, bars and pubs and independent shops and also a local hospital, doctors surgeries, dentists, supermarkets and a cinema. When in Cromer, you must try the famous Fish and Chips, either at Mary Janes, conveniently located nearby, or at the exceptional No. 1 Cromer, which is co-owned by Galton Blackiston from the renowned Michelin-starred Morston Hall.

For golf enthusiasts there are several world class courses nearby. The Royal Cromer is famous for being designed by Tom Morris and James Braid. The links courses at Sheringham, Mundesley and Hunstanton are also within easy driving distance and are open to non-members.

Cromer is well served by public transport with a train station and bus station providing links to Norwich and beyond.

## Other Information

Tenure: Freehold

Services: Mains Electricity, Water and Septic Tank

Heating: Oil

Windows: Double glazed

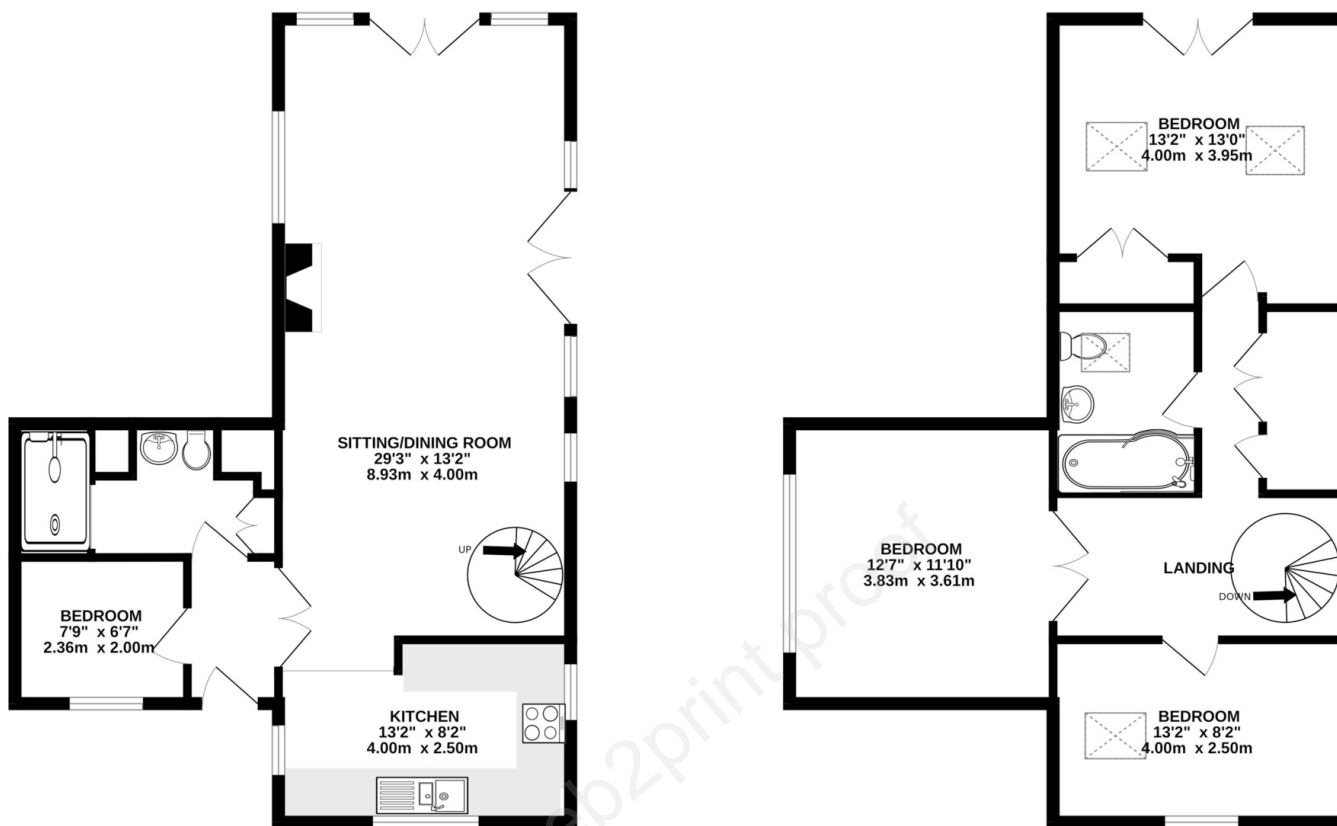
EPC: C

Council Tax: Currently on Business rates, claiming Small Business Rate Relief.

Furniture, Fixtures and Fittings: Included in the price (excluding some personal items)

Viewings: Strictly by appointment with Big Skies Estates





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TOTAL FLOOR AREA : 1246 sq.ft. (115.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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