



THREE GABLES HOLT ROAD, GRESHAM

Charming Traditional Cottage with 3 Double Bedrooms, Two Receptions, Outbuildings, Enclosed Garden & Parking. Extensively Refurbished & Upgraded by Current Owner,



THE PROPERTY

With the original flint cottage dating back to 1795, Three Gables is so named because of the three gable ends.

Kitchen / breakfast room has hand-crafted solid oak kitchen units and worktops, with a French Lacanche gas and electric cooker, a butler sink and tap and space for a dishwasher. A bar-style hatch leading to further entrance hall with external door. At the dining end of the room is a further storage cupboard, door to the pantry, which is shelved and has space for a fridge freezer and the stairs leading up to the bedrooms and the door into the utility room.

The utility room has been completely refurbished with a charming antique sink with double mixer taps, WC, space for washing machine & tumble dryer, oak cupboards and a window.

The dining room has a wood burning stove and large window looking out to the side of the cottage. From here there are French doors to the sitting room, another charming room, with dual aspect windows and French doors out to the garden beyond.

The principal bedroom is to the rear of the cottage with dual aspect windows and a newly fitted en suite shower room with mains pressure shower with waterfall shower head, WC, wash hand basin, heated towel rail and underfloor heating. Bedroom Two is a good-sized double bedroom with a window out to the front of the property and bedroom three, again a good size has a window looking out to the front.

The family bathroom is bright and fresh, with a free-standing roll top bath with mixer shower attachment, WC, pedestal wash hand basin and heated towel rail.



REFURBISHMENT WORKS

Some of the works undertaken:

- Triple Glazed aluminium & oak windows and doors (aluminium externally and oak internally).
- Roof tiles replaced where necessary, felt & batten replaced and Insulation added to all the roofs. New guttering fitted.
- Both the double garage & outbuilding roofs repaired and re-tiled where necessary.
- Dining room floor insulated with sympathetic materials and walls lime plastered. French drains added to side of property.
- Utility Room and Family Bathroom upgraded. En Suite Shower Room newly fitted.
- New Worcester LPG boiler installed. Solar Panels for hot water installed. Kindwater Water Softener installed.
- Construction of new garage with electric roller door.





OUTSIDE

Three Gables has a veritable plethora of outbuildings to play with. To the side of the cottage, arranged around the gravelled parking area, is a flexible double garage / workshop and two brick built sheds. The double garage has two windows, electricity & water and currently has a mezzanine storage level. It would make a wonderful workshop or could be transformed into a home office. The brick sheds are original to the cottage and perfect for storage and log store. The newly constructed garage to the side of the cottage has an electric roller door, it was designed to be large enough to store a family car or camper van (VW Camper size).

To the rear of the cottage is the lovely cottage garden, with mature shrubs and trees, including a fig and various fruit trees. It is wonderfully private and just big enough to keep a keen gardener busy without being overwhelming. There is an open fronted potting shed / lean-to and garden shed tucked away in one corner, a side patio area and two gates, leading to the parking area and to the new garage. There is access to a public footpath just a minute's walk away from the cottage, perfect for an evening stroll or to walk the four-legged member of the family.

THE LOCATION

Three Gables can be found in the sleepy North Norfolk village of Gresham. Located just inland from the coast, with Sheringham, Cromer and the Georgian market town of Holt all around 5 miles away. The village of Gresham is one of the highest points in Norfolk; in fact, on a clear day, 36 churches can be spotted.

The village itself has a primary school, with secondary schools in both Cromer and Sheringham. There are a number of excellent private schools in the area including Beeston Hall School and Gresham's at Holt. The nearest pub is only 1.5 miles away, The Wheatsheaf at West Beckham. Trains to Norwich are available from Sheringham and Cromer and onward connections nationwide.

OTHER INFORMATION

Tenure: Freehold

Services: Mains Electricity, Water and Drains

Heating: LPG Gas Central Heating with Solar Panels for Hot Water

Windows: Triple Glazed Aluminium & Oak Windows (Aluminium Outside and Oak Inside)

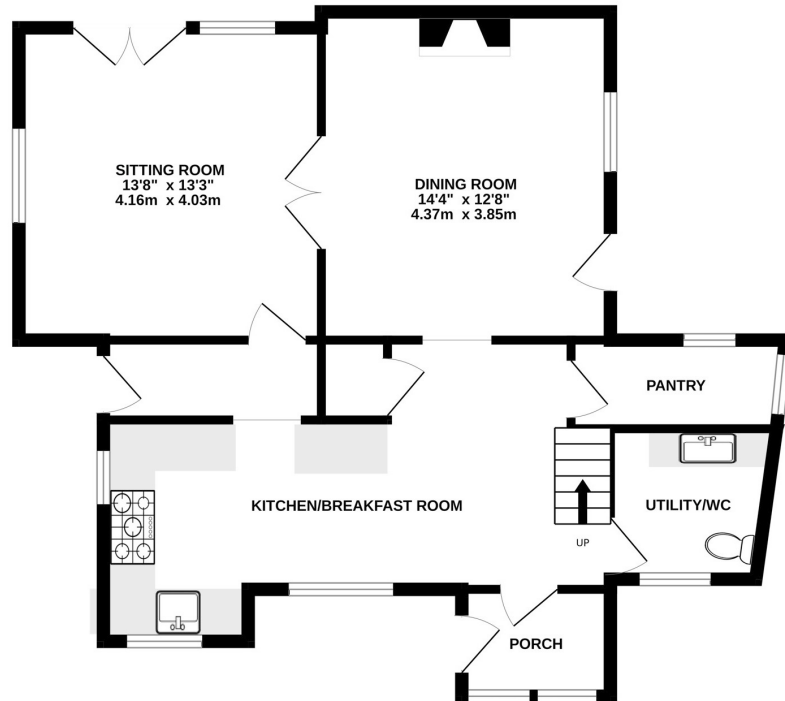
Council Tax: North Norfolk District Council. Band C. 2025/2026
£2057.59

EPC: Rated E

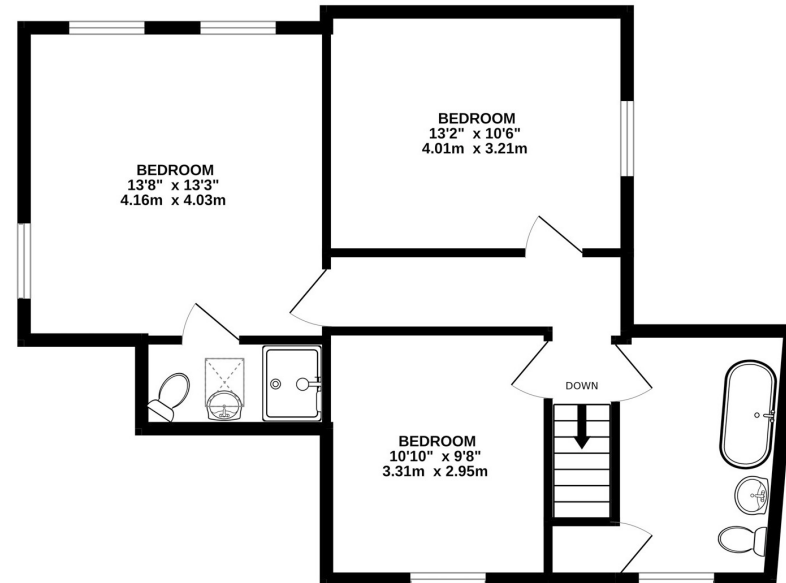
Viewing: Strictly by Appointment with Big Skies Estates



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



3 GABLES, GRESHAM

TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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.

Made with Metropix ©2025



3 CHURCH STREET, HOLT, NR25 6BB TEL: 01263 586 686

EMAIL: ENQUIRIES@BIGSKIESESTATES.CO.UK WWW.BIGSKIESESTATES.CO.UK

Agents Note: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Big Skies Estates have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. Where a property is promoted as suitable for holiday letting, such use is conditional on the legal due diligence to be undertaken by the buyer's conveyancer to ensure the property can be used for holiday letting. Big Skies Estates does not examine the legal title or any restrictions on the property. 4. No person in the employment of Big Skies Estates has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

