



LOKE COTTAGE HOLT

Charming Grade II listed two-bedroom cottage, tucked away in the centre of Holt, just a short stroll from the town centre. Spacious accommodation with double bedrooms, wood burner, off street parking and outside seating. Currently a successful holiday let - £11,408 (Apr to Aug 2021).



The Property

Loke Cottage is a charming and spacious two bedroom period cottage, tucked away in the centre of Holt with parking and outside seating. This Grade II listed cottage forms part of the original workhouse buildings for Holt dating back to 1779 and is located within an easy stroll of everything the Georgian market town of Holt has to offer.

You enter the cottage into the sitting room, bathed in light from dual aspect windows and you are struck by the sense of space and the feeling of relaxed tranquility. There is a stripped wood floor and wood burning stove to cosy up around in the cooler months. Leading from here straight into the kitchen / diner, another well proportioned room with a lovely Chinese slate tiled floor, shaker style kitchen with oak worktops and appliances including washing machine and fridge / freezer. Nestled in the original fireplace is a gas range oven and there is space for a dining table & chairs.

The stairs lead off from the kitchen up to the hallway above with both bedrooms and family bathroom off. Both double bedrooms are a really good size and have windows out to the side of the property with plenty of space for a king size bed, bedside tables and bedroom furniture. The family bathroom features a bath with shower over, wash hand basin, loo and towel rail with a window out to the rear of the cottage. There is a useful double cupboard on the landing for storage.

Outside

Loke Cottage is approached via a shingled loke from the street, passed a row of pretty cottages that all formed the original workhouse.

There is a parking space next to the cottage with a small area to sit out in the sunshine with a bistro table and chairs.



Holiday Let Opportunity

Holiday Let Income: £11,408 (Apr to Aug 2021)

Holiday Let Occupancy: 124 nights

Sleeping: 4 in 2 Bedrooms

Loke Cottage was launched to the holiday let market in 2020, so has had a slightly disrupted first two seasons. It has however been booked solidly throughout the time that holiday guests have been able to visit North Norfolk. The cottage is currently marketed by English Country Cottages and the housekeeping is managed by a local cleaning company. The current owners are not taking further holiday bookings and the cottage can be available free of holiday guests from the end of August 2021.

Should you wish to carry on with holiday letting, the cottage could be available as a turn key (with all furniture and contents) by separate negotiation and ready to go.





The Location

Loke Cottage is perfectly situated in the centre of town in Holt. It is within easy walking distance of all the shops and restaurants and super close to Gresham's Prep & Senior schools. Holt is a very popular and charming Georgian market town, close to the North Norfolk coastal villages of Blakeney, Cley-next-the-Sea, Salthouse, Weybourne and Kelling.

There is a fantastic selection of quality independent retailers, boutiques, high street names and interesting antique shops in the centre of the town, alongside the famous Bakers & Larners department store with its fabulous food court, excellent butchers, bakers, fishmongers and a host of cafes, restaurants, bars and pubs. There is even a steam railway line, with trains to Sheringham every day.

The town has a thriving local community and is very popular with visitors to the area, many of whom support great local events throughout the year, like the Holt Festival in the Summer and the Christmas Lights switch on in the winter. The town is also home to Gresham's a prominent independent school, founded in 1555. There are a number of cultural events held at the school which are open to the public too. The town is just a few miles from the coast and within easy reach of Fakenham, Sheringham & Cromer. There is a useful train service between Sheringham and Norwich which is very handy.

Other Information

Services: Mains electricity, Gas, Water & Drains

Heating: Gas Central Heating (Combi Boiler)

Windows: Fully double-glazed

EPC Rating: N/A Cottage is Grade II Listed

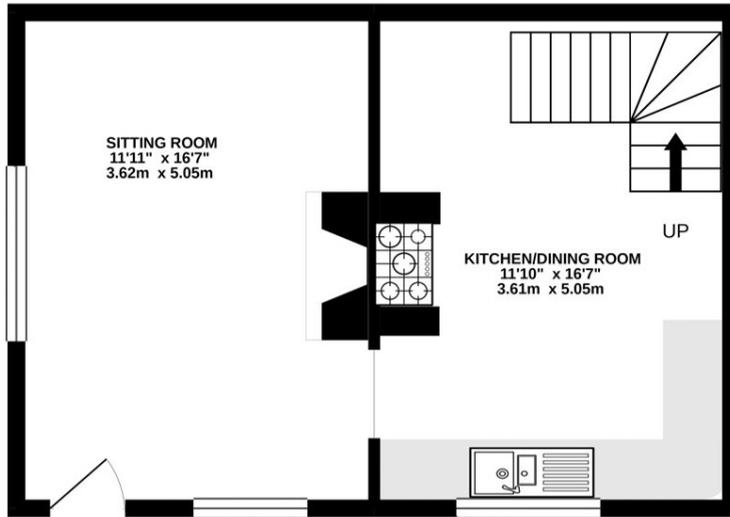
Council Tax: North Norfolk Council - Band B.

The property could be eligible for Small Business Rate Relief as a Furnished Holiday Let.

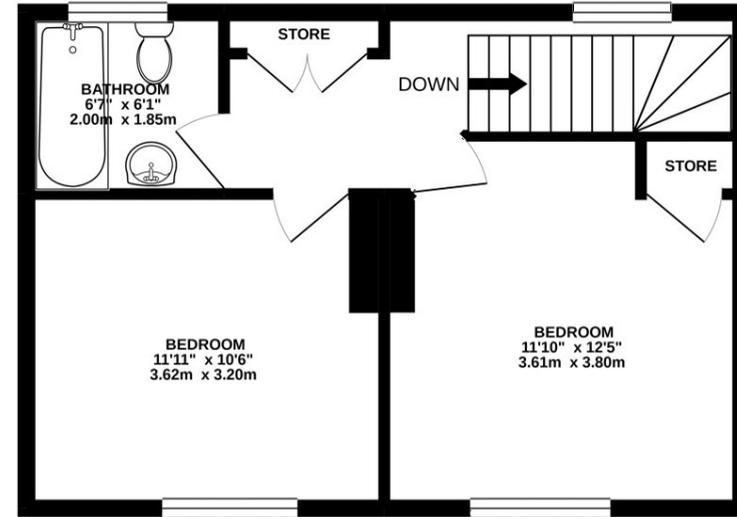
Viewings: Strictly by appointment with Big Skies Estates. Viewings are currently only possible on Saturday afternoon, during the change over between holiday guests.



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



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TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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