



**Post Box Cottage, Stiffkey**  
**Guide Price £399,000**

**BELTON DUFFEY**



## POST BOX COTTAGE, 4 CHURCH STREET, STIFFKEY, NORFOLK, NR23 1QJ

A charming period cottage with 2 double bedroom accommodation, parking and courtyard garden situated in the heart of Stiffkey. No chain.

### DESCRIPTION

Offered for sale with no onward chain, Post Box Cottage is a charming Grade II Listed mid terrace period cottage situated in a tucked away location right in the heart of the popular coastal village of Stiffkey. Formerly commercial premises, the property was most recently a bicycle shop until its residential conversion approximately 30 years ago with accommodation comprising an entrance hall, kitchen/dining room, sitting room and bathroom with 2 double bedrooms upstairs. Traditional features include solid pine latch doors, pamment tiled floors, exposed floorboards and period style brass switches.

Outside, Post Box Cottage has a south facing gravelled courtyard which provides parking for 2 cars and space for a garden table and chairs and BBQ etc.

The cottage has been a much loved second home for the current owners, with occasional holiday let bookings, and the furniture, fixtures and fittings are available by separate negotiation.



## **SITUATION**

Stiffkey is a picturesque village, set in an Area of Outstanding Natural Beauty, of predominantly pretty brick and flint cottages with the marshes leading down to the sea on one side and nestling in the valley next to the River Stiffkey to the other side. The coastal path is accessed off a small free car park at the end of Greenway where you can walk to Wells-next-the-Sea to the west and Morston to the east. Off the main road can be found the attractive Stiffkey Stores and Coffee Shop which is open 7 days a week in the summer and offers a Post Office counter, everyday groceries as well as a wide range of locally grown produce, homewares, gifts and wines. Close by is The Red Lion, a much celebrated traditional Norfolk pub serving good locally sourced food.

To the east is Morston where you can take a boat trip out to see the seals at Blakeney Point and treat yourself to a meal at the Michelin starred restaurant at Morston Hall. Just over a mile further on is Blakeney to the east whilst Wells-next-the-Sea is 3 miles to the west from Stiffkey with its beautiful sandy beach, dunes and colourful beach huts fringed by pinewoods.

## **ENTRANCE HALL**

1.7m x 1.48m (5' 7" x 4' 10")

A solid timber door with a storm porch over leads from the front of the property into the entrance hall with coat hooks and space for shoe storage. Pamment tiled floor and latch doors to the kitchen/dining room, sitting room and ground floor bathroom.

## **KITCHEN/DINING ROOM**

2.99m x 2.43m (9' 10" x 8' 0")

A range of cream Shaker style base and wall units with beech block worktops incorporating a butler sink with a chrome mixer tap, tiled splashbacks. Integrated appliances including an oven, ceramic hob with a glass splashback and washing machine. Space for an under counter fridge, pamment tiled floor, electric radiator and a window to the north with room for a table and 4 chairs.

## **SITTING ROOM**

4.29m x 3.5m (14' 1" x 11' 6") at widest points.

2 windows overlooking the courtyard garden, electric radiator in cabinet, pine staircase leading up to the first floor landing with small storage cupboard under.

## **BATHROOM**

1.98m x 1.72m (6' 6" x 5' 8")

A white suite comprising a bath with an electric shower over and shower curtain, pedestal wash basin and WC. Pamment tiled floor, predominantly tiled walls, electric towel radiator and wall heater, shaver point and a window to the front with obscured glass.





## **FIRST FLOOR LANDING**

Shelved airing cupboard housing the hot water cylinder, loft hatch and doors to the 2 bedrooms.

## **BEDROOM 1**

4.29m x 2.97m (14' 1" x 9' 9") at widest points.

Built-in wardrobe cupboard, electric radiator and a south facing dormer window overlooking the courtyard garden.

## **BEDROOM 2**

4.1m x 2.54m (13' 5" x 8' 4") at widest points.

Electric radiator and a south facing dormer window overlooking the courtyard garden.

## **OUTSIDE**

Post Box Cottage is approached across a shared gravelled driveway from bridge Street leading to its own gravelled courtyard with hedged and fenced boundaries.

The courtyard is south facing and has been gravelled for ease of maintenance and has space for parking 2 cars and for a table and chairs and BBQ etc. Perimeter borders, access to the entrance door with a storm porch over and outside light.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, take the A149 coast road towards Cromer and continue out into open countryside and on into Stiffkey. Continue past The Red Lion pub on your left and Stiffkey Stores on the right and take the next right hand turning into Bridge Street.

Immediately on the left, there is a gravelled driveway and you will see Post Box Cottage approximately a third of the way down on the left-hand side.

## **OTHER INFORMATION**

Mains electricity, mains water and private drainage (shared with the neighbouring property). Electric radiator heating. EPC Rating Band n/a (exempt as Grade II Listed).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

## TENURE

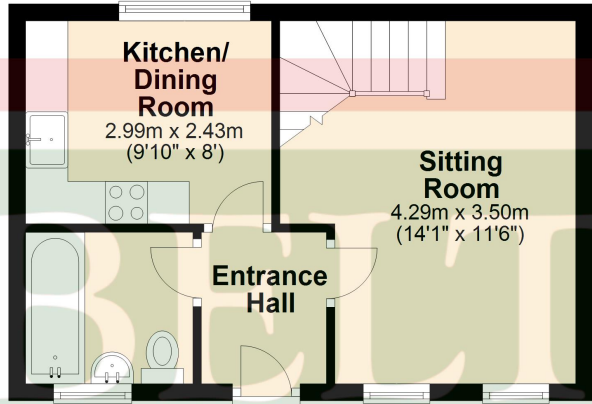
This property is for sale Freehold.

## VIEWING

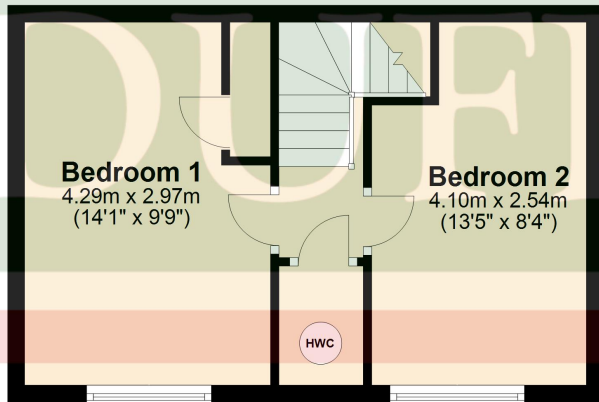
Strictly by appointment with the agent.







**Ground Floor**  
Approx. 27.9 sq. metres (300.6 sq. feet)



**First Floor**  
Approx. 23.2 sq. metres (249.7 sq. feet)

Total area: approx. 51.1 sq. metres (550.3 sq. feet)





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

**IMPORTANT NOTICES:** 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. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey 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.

