



PORTLAND COTTAGE HELHOUGHTON

Charming TWO BEDROOM Period Cottage with GORGEOUS INTERIORS, Gardens & Parking in tranquil village setting.



The Property

A truly charming brick and flint, semi-detached period cottage with gorgeous interiors throughout, two bedrooms, smart bathroom upstairs, a large sitting / dining room featuring a wood burning stove, kitchen with small courtyard garden, off street parking and a larger separate garden a short potter down the driveway to the front of the cottage.

The original cottage dates back to around 1550, with a 'modern' Victorian extension adding the current kitchen and bathroom. The current owners have lovingly renovated the cottage, creating a comfortable and chic home that echoes the cottages heritage perfectly.

To the rear of the cottage is a sweet courtyard garden, leading into the modern fitted kitchen with integrated fridge freezer, dishwasher, washer/dryer, oven, hob and extractor hood. Double doors lead you to the large sitting & dining room. Whilst bright and welcoming from the window & partially glazed front door, this room is both chic and cosy; with solid oak flooring, a calm, neutral palette of colours and clever detailing like the painted wood panelling to the rear of the dining area. The wood burning stove is the focal point of the room during colder months, radiating heat into the room.

Upstairs are two bedrooms, again both beautifully finished with coombed ceilings to maximise head room and flooded with natural light from windows to the front of the cottage and Velux windows in the roof. The principal bedroom again features painted wood panelling and has ample space for a king size bed and associated bedroom furniture, with a built in cupboard for storage. The second bedroom is a good sized single room, with space for a work desk and again with a fitted wardrobe. The family bathroom is very smart, with a bath, wash hand basin, WC and large shower enclosure.



Holiday Let Opportunity

Holiday Let Income: £595 - £895 per week
Holiday Let Occupancy: 20 - 25 Weeks
Sleeping: 3 in 2 Bedrooms

Portland Cottage is currently a main residence but ahead of moving here permanently, the current owners had several very successful years of holiday letting the cottage.

There is the opportunity to purchase most of the contents of the cottage (by separate negotiation), please speak to a member of the Big Skies team for more information on how holiday letting might work and regarding the contents.





Outside

To the rear of the cottage, is a super cute courtyard garden, perfect for kitchen garden herbs and potted shrubs, with space for a bistro table and chairs and even an outside armchair, to relax with coffee in the morning or peruse the papers whilst someone else does the cooking.

A short stroll down the shared driveway to the front of the cottage, passed the woodshed, is the larger main garden. There is a gravelled parking area here and behind the trellis a very pretty garden. There is a summer house, patio and a large wooden garage / shed that could have potential to be developed into something quite special, for guests potentially (subject to planning permission).

The Location

Helhoughton is a delightful hamlet with its beautiful church dating back to the 14th century and the surrounding fields and woodlands still forming part of the Raynham estate. The hamlet has much to offer, with regular 'pub nights' in the village hall, alongside a village fete and numerous other village events taking place throughout the year.

It is a tranquil, pretty village and whilst it doesn't have a pub the renowned Sculthorpe Mill and The Crown at East Rudham are both only 5 minutes drive away. Helhoughton is conveniently located just four miles from Fakenham with local amenities including four supermarkets, doctors, schools and a cinema. The beautiful North Norfolk coast is only 10 miles away and there is easy access to the main roads leading to Norwich, Kings Lynn and London.

Other Information

Tenure: Freehold

Services: Mains Electricity and Drainage

Heating: Electric Panel Heaters, Under Floor Electric Heating in Kitchen & Bathroom

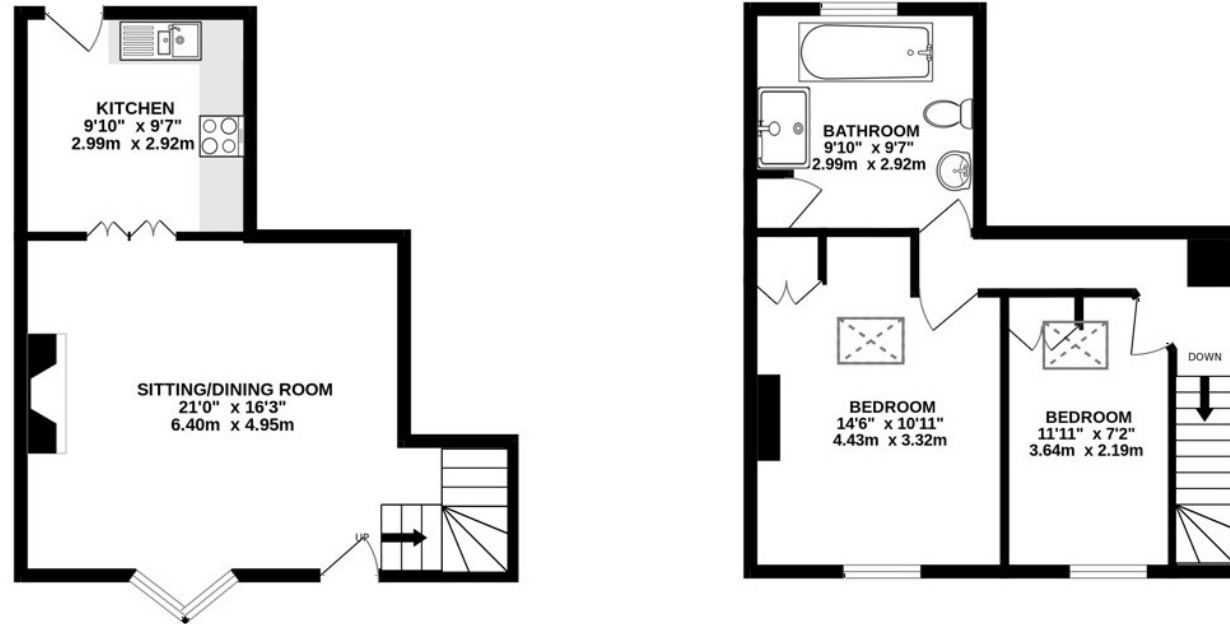
Windows: Double Glazed Throughout

EPC: TBC

Council Tax: Band B - North Norfolk District Council £1,751.30 (2024/2025)

Viewings: Strictly by appointment with Big Skies Estates





Portland Cottage, Helhoughton

TOTAL FLOOR AREA : 70 sq.m (753 sq.ft) approx

10 High Street, Holt, Norfolk NR25 6BQ 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC