



2 Stable Cottage, Helhoughton
Guide Price £250,000

BELTON DUFFEY

2 STABLE COTTAGE, THE STREET, HELHOUGHTON, NORFOLK, NR21 7AH

A semi detached 2 double bedroom barn style property with an attractive garden and parking in a charming tucked away position in a pretty village location. No chain.

DESCRIPTION

2 Stable Cottage is a semi detached single storey barn style property built of brick and flint walls under a pantiled roof in a charming tucked away position in the heart of the pretty rural village of Helhoughton. The property has well presented accommodation comprising an entrance hall, well appointed kitchen, sitting/dining room with 2 bedrooms and a luxury bathroom.

The property also has the benefit of having been recently redecorated with majority UPVC double glazed windows and doors, electric radiator heating with an open fire in the sitting/dining room and traditional solid timber latch internal doors. Outside, there is an attractively landscaped garden and off street parking for 2 vehicles.

Offered for sale with no onward chain, 2 Stable Cottage would make an ideal characterful permanent residence in a convenient location with good access to the Norfolk coastline or, perhaps as a second home.



SITUATION

Helhoughton is a rural hamlet which has a thriving community including social events and a monthly pub night in the village hall. It is some 4 miles south-west of the market town of Fakenham which offers a full range of facilities with a weekly market. Also nearby are the villages of East Rudham and Great Massingham, historic villages both set around large village greens and offering a good range of everyday shopping facilities including a butchers shop, general store/Post Office, bespoke kitchen showroom, a tea shop, doctor's and veterinary surgery. Both villages have highly regarded village pubs, The Crown Inn and The Dabbling Duck respectively, serving the finest seasonal local produce.

The centres of Norwich and King's Lynn are within easy motoring distance and the countryside surrounding Helhoughton is attractive and well wooded being, in the main, bordering the country estates of Raynham and Pynkney.

ENTRANCE HALL

4.78m x 0.78m (15' 8" x 2' 7")

A solid timber door with a storm porch over and outside light leads from the front of the property into the entrance hall with recessed coir door mat and laminate flooring. 2 windows to the front and an electric radiator.

KITCHEN

2.77m x 2.53m (9' 1" x 8' 4")

An extensive range of fitted base and wall units with worktops over incorporating a recessed stainless steel sink unit with mixer tap and drainer, tiled splashbacks and under cabinet lighting. Integrated appliances including a double oven, ceramic hob with a stainless steel extractor hood over, fridge freezer and washing machine.

Plinth heater, illuminated display shelves, laminate flooring, recessed ceiling lights and a Velux window to the north.

SITTING/DINING ROOM

4.67m x 3.34m (15' 4" x 10' 11")

Exposed red brick open fireplace with a pamment tiled hearth and mantel, electric radiator, fitted display shelves, window overlooking the garden and UPVC French doors leading outside. Door to bedroom 2.

BEDROOM 1

3.43m x 3.22m (11' 3" x 10' 7")

Electric radiator and a window to the front.



BEDROOM 2

3.34m x 2.47m (10' 11" x 8' 1")

Electric radiator and double aspect windows to the front and overlooking the garden.

BATHROOM

2.53m x 1.90m (8' 4" x 6' 3")

A luxury white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, wall mounted wash basin and a concealed cistern WC. Travertine tiled floor and walls, heated chrome towel radiator and an additional wall heater, mirrored display recesses.

Shelved airing cupboard housing the hot water cylinder, mirrored cabinet, recessed ceiling lights, extractor fan and a Velux window to the north.

OUTSIDE

2 Stable Cottage is approached over a gravelled driveway shared with the neighbouring properties which leads to an allocated parking area with space for parking 2 vehicles. A storm porch with outside lighting leads to the front entrance door with shrub beds to the sides and space for a garden bench and planters etc.

A tall timber pedestrian gate opens onto the property's garden which has been attractively landscaped. The garden comprises a pea shingled terrace which opens out from the sitting dining room French doors with a neat lawn beyond. Well stocked plant borders with tall fenced boundaries, outside double power socket and a screed area to the rear of the property where there is a small store, outside tap and space for refuse bin storage etc.

DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham and turn right at Toftrees, signposted Helhoughton. Enter the village passing the church on your right, just before you reach the village sign, turn left down the gravelled drive to the immediate left of the large cream house, (opposite the red post box). You will see 2 Stable Cottage towards the end of the driveway on the left hand side with the blue bench facing you.

OTHER INFORMATION

Mains electricity, mains water and private drainage (shared with the neighbouring property). Electric radiator heating. EPC Rating Band E.

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

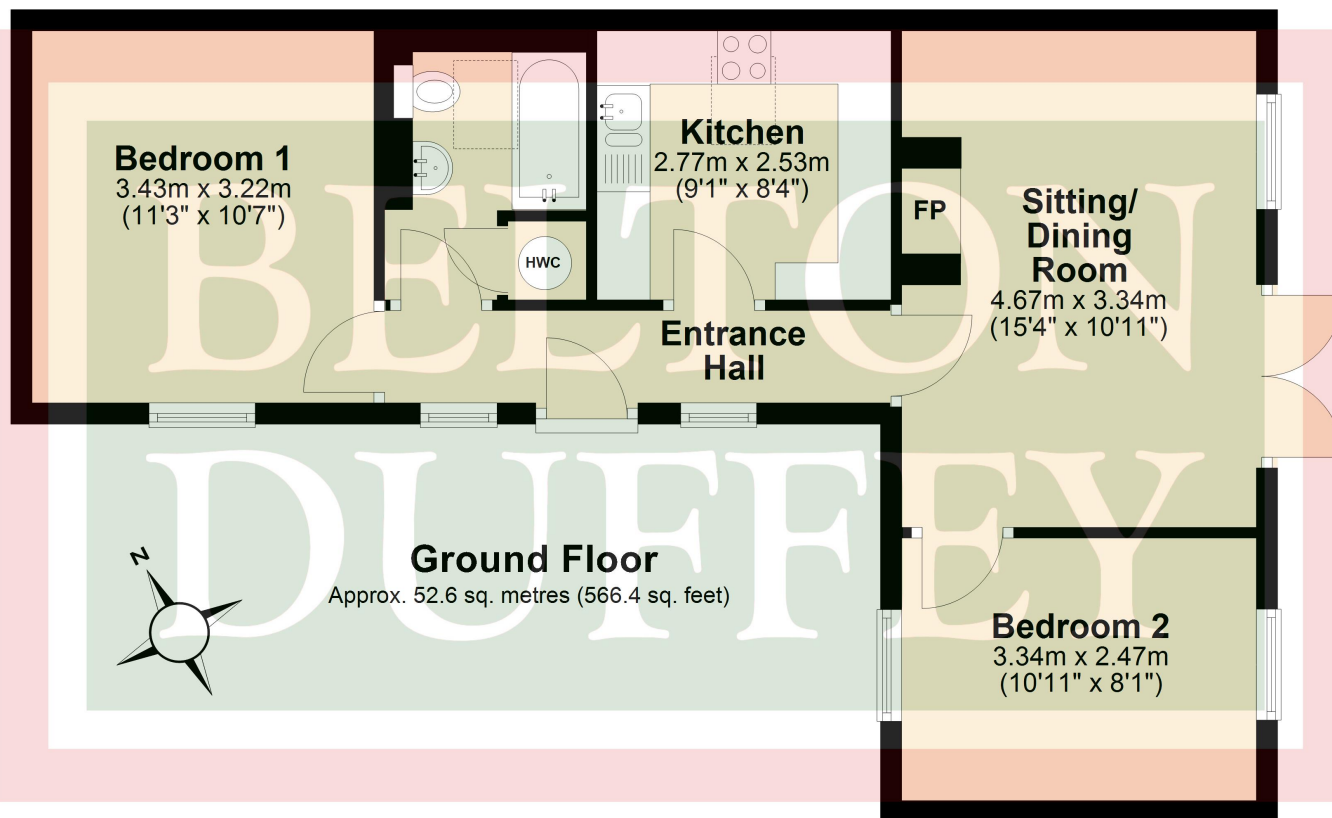
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 52.6 sq. metres (566.4 sq. feet)





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