

Arnolds | Keys



Ivy Cottage Church Road, West Beckham, Norfolk, NR25 6NX

£1,450 Per Calendar Month

- Detached Brick & Flint Cottage
- 3 Bedrooms
- New Kitchen, Bathroom & Cloakroom
- New Electric Heating & Solar Panels
- Off Road Parking
- Village Centre Location With Field Views To The Front
- Recently Fully Refurbished To A High Standard
- New uPVC Double Glazing
- Large Colourful Garden to Front & Sunny Private Garden to Rear
- Delightful Sitting Room and Separate Dining Area

Ivy Cottage Church Road, West Beckham NR25 6NX

Nestled in the charming village of West Beckham and set back from the road, this delightful detached cottage offers a perfect blend of comfort and character. The attractive traditional brick and part flint exterior combined with a more modern extension, conceals the deceptive accommodation on offer which includes a kitchen, separate dining area, sitting room and ground floor cloakroom. On the first floor are 3 bedrooms along with a family bathroom. This property is ideal for those seeking a rural retreat while still being close to the amenities of Holt and Sheringham.

The cottage has recently been the subject of an extensive and tasteful refurbishment programme which has included redecoration, new flooring, a new fitted kitchen, bathroom and cloakroom, high performance uPVC double glazing, high heat retention storage heaters and solar photovoltaic panels.

The property also features parking along with large colourful front gardens and a private sun trap garden to the rear.

West Beckham is a charming North Norfolk village surrounded by countryside yet within easy reach of the stunning Norfolk coast. The nearby Georgian market town of Holt offers a wide range of boutique shops, restaurants and cafes along with Gresham's, the UK's Best Public School (Tatler Schools Awards 2026). The highly popular coastal resort town of Sheringham is approximately 2 miles away with its blue flag beach, delightful promenade and regular train services to Norwich with onward connections to London Liverpool Street. The city of Norwich is within easy reach, providing further opportunities for shopping, dining



Council Tax Band: C



ENTRANCE HALL

Part glazed entrance door

CLOAKROOM

WC.

KITCHEN

10'6" x 9'4"

Newly fitted with a comprehensive range of base and wall units, ample work surfaces, inset sink and inset hob with extractor over and oven beneath. Tiled splashbacks, appliance space and plumbing, vinyl flooring, uPVC double glazed window and high heat retention storage heater. Walk in cupboard and opening to dining area.

DINING ROOM

9'4" x 6'8"

2 uPVC double glazed windows, vinyl flooring and electric heater.

SITTING ROOM

12'4" x 12'

A delightful room with 2 uPVC double glazed windows, a half glazed uPVC door to the rear garden, fireplace for display, fitted carpet, high heat retention storage heater and stairs to first floor.

FIRST FLOOR LANDING

Fitted carpet

BEDROOM

11'6" x 9'5"

Fitted carpet, 2 uPVC double glazed windows and electric heater.

BEDROOM

12' x 7'

Fitted carpet, uPVC double glazed window and electric heater.

BEDROOM

8'3" x 5'5"

Fitted carpet, uPVC double glazed window and electric heater.

BATHROOM

New white suite including bath with shower attachment, WC and wash basin. uPVC double glazed window and cupboard housing hot water cylinder.

OUTSIDE

The property is set well back from the road and approached over a long shingle drive flanked by an extensive lawn and colourful well stocked gardens. To

the rear of the property is a further private sun trap garden.

TENANTS NOTE

The deposit for this property is £1673.

EPC Rating C. Council Tax Band C - North Norfolk Council

Main water, electric and drainage available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

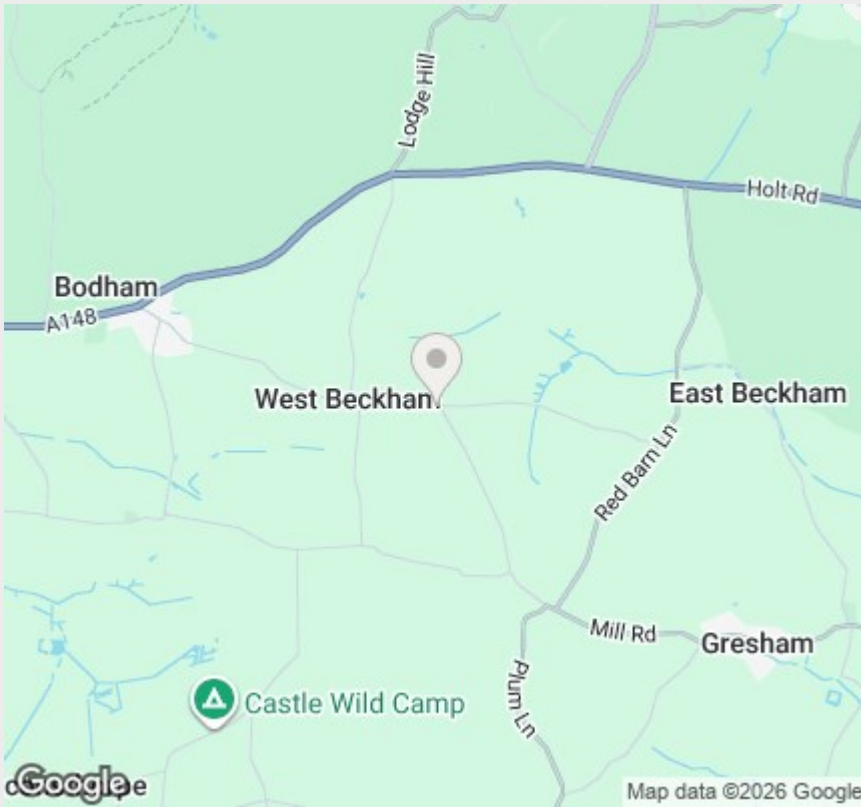
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £334.61. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

