



Halfway House, Hunworth Road, Holt, NR25 6SS

Offers Over £600,000

- Small farm and former home of well known North Norfolk shepherd
- Rural position on the outskirts of Holt
- Grassland - in all 3.45 Hectares (8.54Acres)
- Detached three bedroom house for modernisation or development (Subject to Planning)
- Extensive livestock and machinery storage building

Halfway House, Hunworth Road, Holt NR25 6SS

Small Farm situated on the outskirts of Holt with enormous potential for use as existing or development (subject to planning). Three bedroom detached house, with garaging and workshop, large livestock, machinery building and hay store, all set in well fenced grassland, totalling approximately 3.45 Hectares (8.54 Acres).



Council Tax Band: D



DESCRIPTION

Well positioned small farm set in rural North Norfolk, adjoining the Hunworth Road, Holt, Norfolk. The property totals 3.45 hectares (8.54 acres) and was the long time home of a well known North Norfolk shepherd. Whilst the property does require modernisation it offers fantastic potential with two reception rooms, including a living room and dining room, one with wood burner the other with open fireplace, kitchen and bathroom together with three bedrooms on the first floor.

ACCOMMODATION COMPRISES

Ground floor:-

ENTRANCE HALL

SITTING ROOM

Open fireplace and French doors to outside.

DINING ROOM

Wood burner.

PANTRY / STORE

KITCHEN

Simple fitted kitchen.

BATHROOM

Bath and pedestal sink.

WC

Low suite WC.

First Floor:-

THREE BEDROOMS

BUILDINGS

Modern timber framed garage and workshop with pantile roof measuring 51.72m² (556 ft²).

Substantial livestock and general machinery store measuring 545.34m² (5,867 ft²).

Adjoining hay store measuring 68.66m² (738ft²)

LAND

Well fenced grass paddocks and attractive spinney of semi-mature oak and beech trees lying to the north of the house.

SERVICES

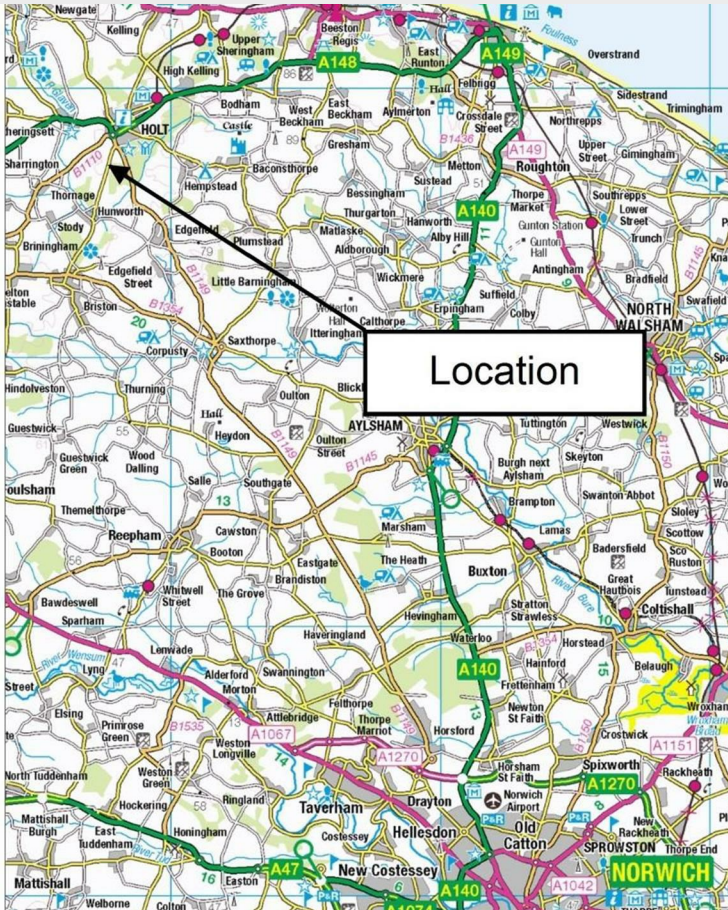
Mains electricity.

Private bore water supply.

Septic tank drainage.

Partial central heating with radiators via wood burner.






Viewings

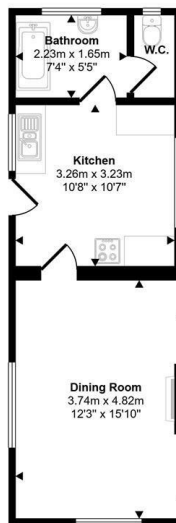
Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

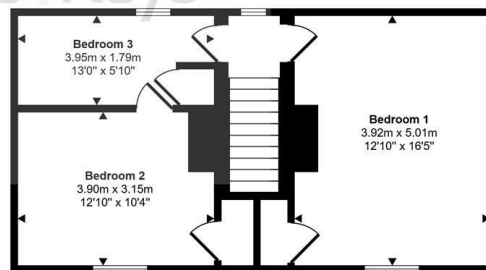
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
109 sq m / 1173 sq ft



Ground Floor
Approx 61 sq m / 658 sq ft



First Floor
Approx 48 sq m / 515 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com