



A MODERN END-TERRACE TWO BEDROOM PROPERTY WITH GARDEN AND PARKING AND EXTENSIVE COASTAL VIEWS

Seaview Cottage, 7 Pintail Close, Salhouse, Norfolk NR25 7XW

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ESTABLISHED 1966

Seaview Cottage
7 Pintail Close
Salthouse
Norfolk
NR25 7XW

*A BRICK AND FLINT COTTAGE OCCUPYING AN ELEVATED SETTING
IN A SOUGHT AFTER VILLAGE A SHORT WALK FROM THE BEACH*

Guide Price: £460,000 (23.09.24)
Freehold BUR240181

- Well-presented brick and flint cottage.
- Recently refurbished and redecorated.
- Situated in a desirable coastal village within walking distance of the coastal path and beach.
- Accommodation comprises; Kitchen, Sitting/Dining Room, Conservatory, Landing, two double Bedrooms and a Bathroom.
- Outside, to the front of the property is allocated parking and at the side and rear an easy-to-maintain shingled garden and a shed.
- The property is available to purchase fully furnished and equipped with no onward chain.





SALTHOUSE is a highly desirable coastal village situated in an Area of Outstanding Natural Beauty between Blakeney and Sheringham. The village is popular with walkers and bird watches drawn to the unspoilt beaches and saltmarshes. The village also features a well-respected public house, The Dun Cow, a post office, convenience shop, Cookies Crab Shop family run sea food café and Church. The Georgian market town of Holt with its extensive range of individual shops and restaurants is just 3 miles away. Norwich, with main line railway links to London is approximately 23 miles to the south.

Services – Mains water, electricity and drainage.

Heating – Economy 7 Night storage heaters

Council Tax Band – Band TBC

Broadband – Ofcom state that Superfast broadband is available to the property.

Mobile Coverage – Ofcom state that voice and data inside the property is available as follows; Three & Vodafone-none. EE & O2 is limited. Outside the property voice and data is available as follows; EE, O2 & Vodafone is likely and Three is likely to have voice but limited data.





FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

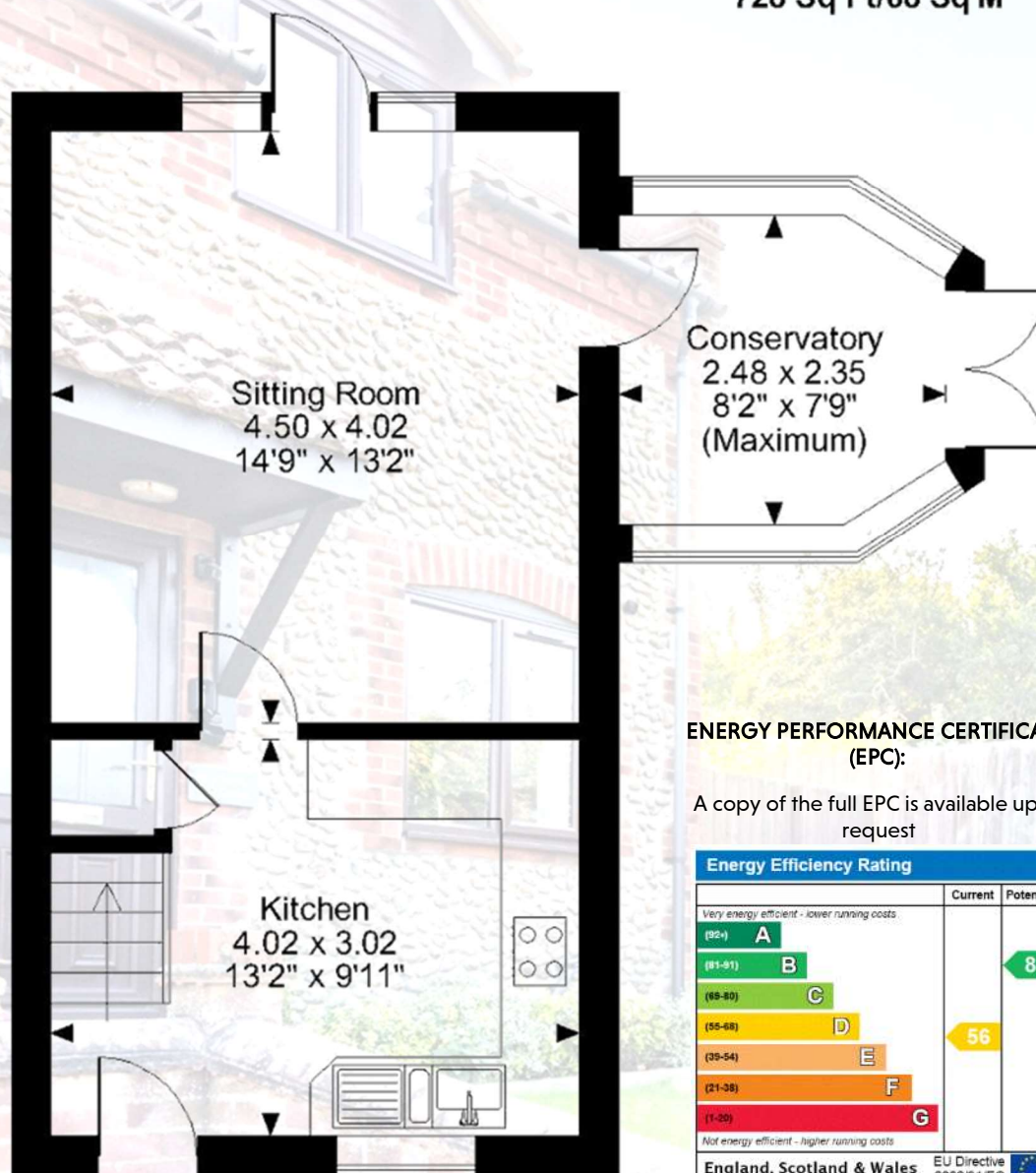
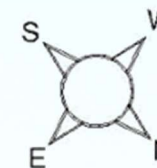
IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

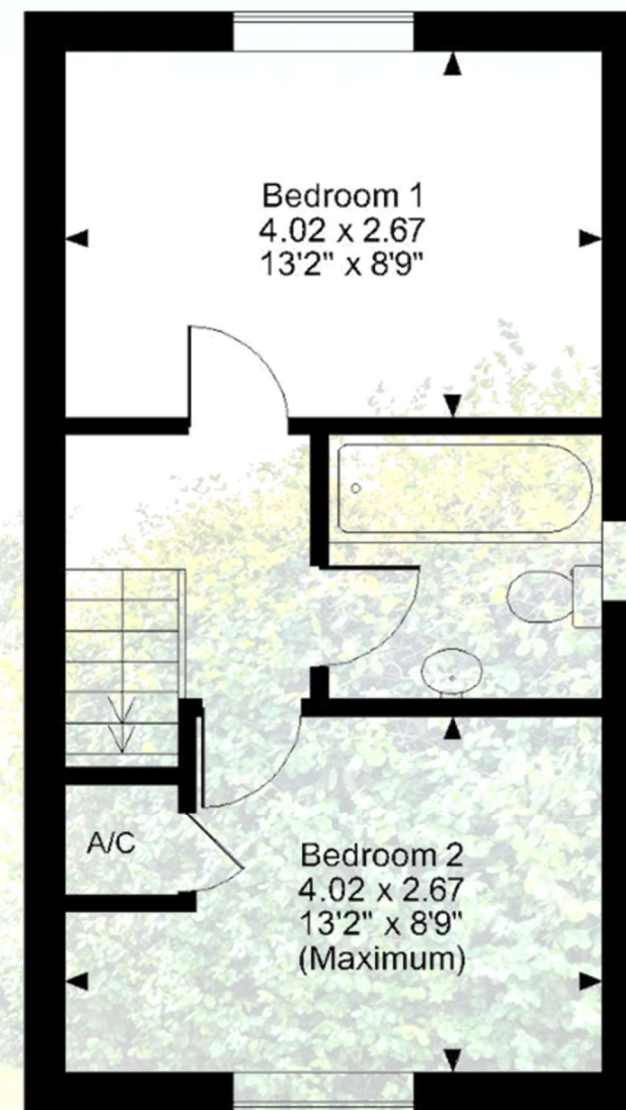




Pintail Close, Salthouse, Holt, Norfolk
Approximate Gross Internal Area
728 Sq Ft/68 Sq M



Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		56	86
England, Scotland & Wales		EU Directive 2002/91/EC	

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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