



The Maltings Letheringsett, Holt, North Norfolk

Independent Estate Agents
Pointens

STRUTT & PARKER

The Maltings

Letheringsett, Holt, NR25 7AR

A prestigious development of one of North Norfolk's landmark historic buildings, situated just outside Holt.

Holt 1 miles, Blakeney 3.5 miles, Burnham Market 15 miles, Norwich 20 miles

The development comprises:

8 brand new conversions and a cottage offering:
Open plan living | 2 & 3 bedroom units with
2 or 3 bath/shower rooms | Cloakrooms

Communal enclosed courtyard | Private parking
and cart shed style garaging



General

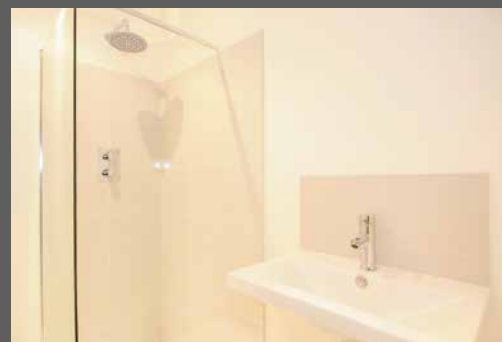
Services: Mains water, electricity and drainage. Electric under floor heating to the ground floor and column radiators to the first floor.

Council Tax Band: To be assessed.

Local Authority: North Norfolk District Council
01263 513 811.

Rights of way, wayleaves and easements:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.





The Property

A development and conversion of an historically important and landmark range of buildings in North Norfolk. These conversions have been undertaken by local craftsmen specialising in the conservation and restoration of old buildings to deliver a high quality build, carefully designed with preserving the character of the buildings that these new dwellings are housed within. Careful judgment has been shown on preserving period and historic features of the buildings, whilst providing residential accommodation to suit modern lifestyle.

Each unit has been designed to maximise the feeling of space with open plan living arrangements on the ground floor and also the sense of openness by retaining a sense of verticality within the main range, via an open void in the first floor, which permits views up through the building all the way to the apex of the roof which allows an appreciation of

the wonderful roof structure and also bringing natural light down into the centre of each unit.

The dwellings have either two or three bedrooms with two or three bath/shower rooms (please see floorplans). Features of the design and attention to detail include bespoke, hardwood, double glazed sealed doors and window units, solid oak staircases, glass balustrading to staircases and mezzanine landings, internal oak doors with chrome furniture, flush chrome light switches and sockets and chrome spot lighting. Areas of up lighting are also incorporated. There is electric under floor heating on the ground floor and column radiators throughout the first floor. High gloss, streamline kitchen units are fitted with integrated dishwashers and Bosch ovens and hobs. Kitchen areas have porcelain floors. Bathrooms have wall and floor tiling and good quality sanitary ware fittings including drench showers.

Outside

The communal, gravelled enclosed private grounds for the residents provides specific car parking spaces for each unit in addition to an open car shed garaging bay with each unit. (Please see site plan).

Location

Letheringsett Maltings occupies a prominent position in the village of Letheringsett, which can be described as the gateway to the Glaven Valley. Located within the Glaven Valley Conservation Area and designated an Area of Outstanding Natural Beauty. As are many other buildings in the village, The Maltings and its associated buildings are Grade II listed.

The acclaimed, award winning Kings Head Public House is situated to the north west of The Maltings, a short walk away and offers high quality cuisine and local ales. The Georgian market town of Holt is 1 mile distant and is renowned for its independent retail boutique

shopping and being home to Gresham's Public School, which educates boys and girls between 3 and 18 years of age. The North Norfolk Heritage Coast (3 miles) is well known for sailing, walking and bird watching. There are popular golf courses at Sheringham and the Royal West Norfolk Golf Club, Brancaster. Both Kings Lynn and Norwich offer direct rail links to London and Norwich Airport offers a choice of domestic and international flights.

Directions

Leave Norwich on the A140 heading north signposted Cromer passing Norwich Airport. At the next roundabout turn left onto the B1149 signposted Holt. On reaching Holt at the roundabout take the second exit onto the A148 and continue for about 1.2 miles and turn left onto a gravel drive, which is shared with Letheringsett Kings Head. Turn right into the Letheringsett Maltings development via wrought iron metal gates.



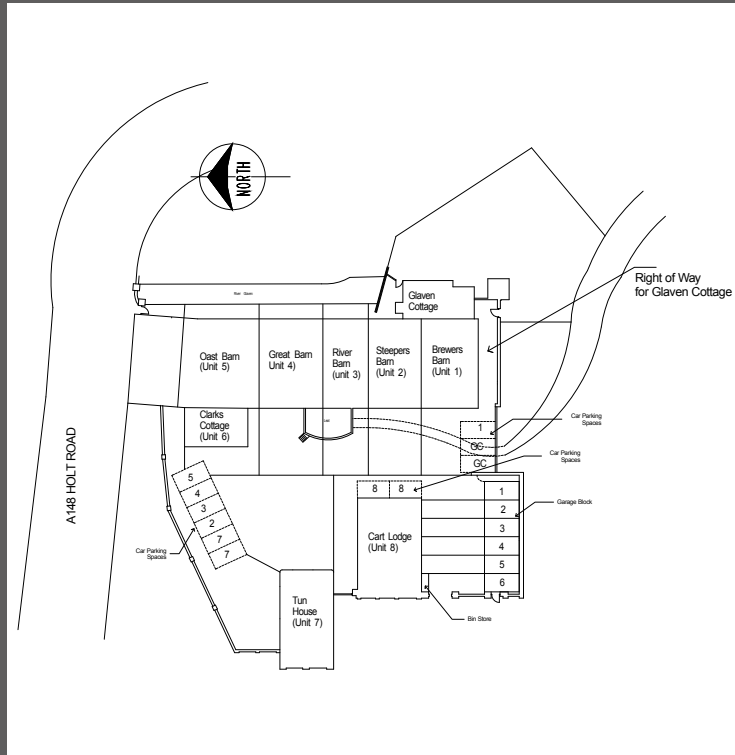




Holt market town



Blakeney Point



For Identification only

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