



The Old Post House, Brinningham

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**Pointens**





**The Old Post House, The Street, Briningham,  
Norfolk NR24 2PY**

North Norfolk Coast 6 miles,

Norwich 20 miles

A very pretty, traditional brick and flint under a pantile roof cottage which is believed to have been three cottages originally constructed around 1723 and now converted into one dwelling. The Old Post House is situated in the much sought after village of Briningham, just 3 miles from Holt.

**GUIDE PRICE £425,000**



## The Property

The property offered for sale is a quintessential 'chocolate box' North Norfolk cottage being constructed of local flint and brick under a pantile roof. The Old Post House is believed to have originally been three cottages constructed around 1723 but in recent times it has been converted into one dwelling. The property is in excellent condition throughout and offers considerable period charm with the original features retained to include heavily beamed ceilings, inglenook and period fireplaces, two bread ovens, pamment flooring and internal pine cottage style doors. The accommodation comprises a reception hall, a sitting room with an inglenook fireplace housing a wood burner, a dining room (also with an inglenook fireplace), an exceptionally well fitted out kitchen and a shower room. On the first floor a landing leads to four bedrooms. The cottage enjoys the benefit of replacement UPVC sealed unit double glazed windows and doors throughout and oil fired central heating. Outside, there is off street parking, a detached garage and a wonderful, private cottage style garden with a large workshop.

## Location

Briningham is a delightful North Norfolk village set amongst glorious countryside yet only a short drive from the Georgian town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is around six miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

## Directions

Leave Holt on the B1110 towards Dereham. Proceed through the village of Thornage and after around two miles you will enter the village of Briningham. Upon going through a sharp S-bend, take the first turning left into The Street. The Old Post House will then be found on your left hand side after around 200 yards identified by a Pointens for sale board.

## Accommodation

The accommodation comprises:

### Reception Hall

Chimney breast housing a cast iron Victorian fireplace with an oak surround and two fitted cupboards. Telephone point. Radiator. Traditional Norfolk winder staircase with cupboard under. Ceiling beams, Pamment floor.

### Sitting Room (16' x 9'10)

Inglenook fireplace with pamment hearth housing a wood burner. Television point. Radiator. Beamed ceiling. UPVC patio doors to -

### Garden Room (15'8 x 7'8)

Radiator. Double doors to the rear garden.

### Dining Room (15'3 x 9'10)

Inglenook fireplace housing a bread oven. Radiator. Heavily beamed ceiling. Two fitted cupboards. Pamment flooring.

### Kitchen (17'2 x 7'1)

Comprising a range of fitted base units with wooden work surfaces over. Inset single drainer sink unit with mixer tap. Fitted double oven. Surface hob. Re-circulating hood. Larder cupboards. Integral fridge freezer. Cupboard with plumbing for automatic washing machine and dishwasher. Tiled splashbacks. Matching wall units. Original bread oven. Cupboard housing oil fired boiler for central heating and domestic hot water. Pamment floor. Vaulted and timbered ceiling.

### Shower Room ( Double aspect)

White suite comprising wc. Large walk-in shower cubicle with fitted shower and vanity unit with basin over. Airing cupboard. Radiator. Towel rail. Beamed ceiling.

## First Floor

### Landing

Radiator.

### Bedroom One (13'7 x 10'10)

Cast iron fireplace, radiator. Vaulted and timbered ceiling.

### Bedroom Two (12'5 x 10'10)

Radiator. Built in cupboard. Electric convector heater. Vaulted ceiling.

### Bedroom Three/Dressing Room (12'5 x 10'10)

Extensive range of fitted wardrobes and cupboards. Radiator. Vaulted beamed ceiling.

### Bedroom Four (11'2 x 7'5)

Cupboard housing factory lagged hot water cylinder, radiator. Wc, wash basin.

## Curtilage

The property is approached over a brickweave driveway which provides off street parking and leads to a detached brick and tile garage (22'6 x 8'6) with electric up and over door, electric power and light and personal door. To the rear of the property is a very sunny private cottage style garden with a patio area. Directly behind the house is a lawned area, a plethora of inset flower and shrub beds, a pergola with a shingled area for seating etc., two wooden garden sheds, a modern plastic oil tank and a workshop (30' x 10') with electric power and light and double doors.

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[www.pointens.co.uk](http://www.pointens.co.uk) and [www.onthemarket.com](http://www.onthemarket.com)

## General Information

**Tenure:** Freehold.

**Council Tax Band:** To be confirmed

**Energy Performance Certificate:** Band E

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Services:** Mains water and electricity are connected. Drainage is via a septic tank.

**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

**Ref:** H31247.

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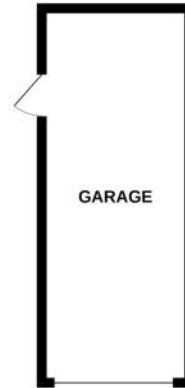
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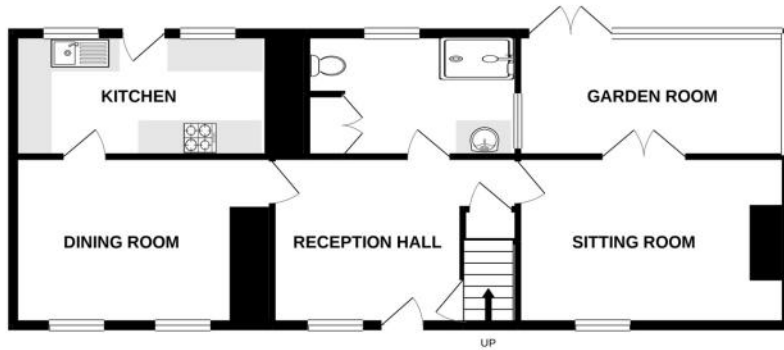
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GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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