



INTRODUCING

The Cottage

Edgefield, Norfolk

SOWERBYS

S

INTRODUCING

The Cottage

Holt Road, Edgefield, Norfolk
NR24 2RP

Substantial Period Home

Five Double Bedrooms and Four Bathrooms

Three Spacious Receptions

Around 2,400 sq. ft. of Accommodation

Kitchen with Larder and Utility Room

Highly Versatile Accommodation

Well-Presented Throughout

Delightful Village Setting

Close To Holt and Greshams

Convenient for the Coast

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“A highly individual and substantial home, carefully crafted from a character cottage...”

Village life with the coast just a short drive away and a substantial, period home that can be easily adapted to suit a variety of wants and desires.

“The Cottage” in Edgefield is a highly individual and substantial home that has been carefully crafted from a character cottage to provide an impressive residence with around 2,400 sq. ft. of accommodation. This fine home sits in established gardens and

enjoys a delightful village setting which is conveniently close to the Georgian market town of Holt and the north Norfolk coastline.

Once a humble, period cottage this individual home now offers impressive accommodation set across two floors with versatile receptions and five double bedrooms served by four bath/shower rooms.



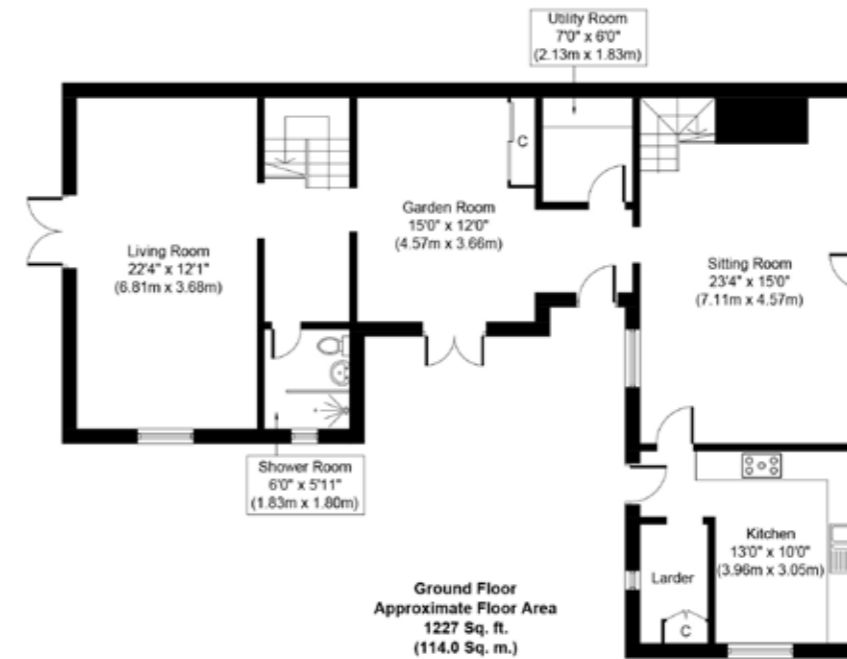
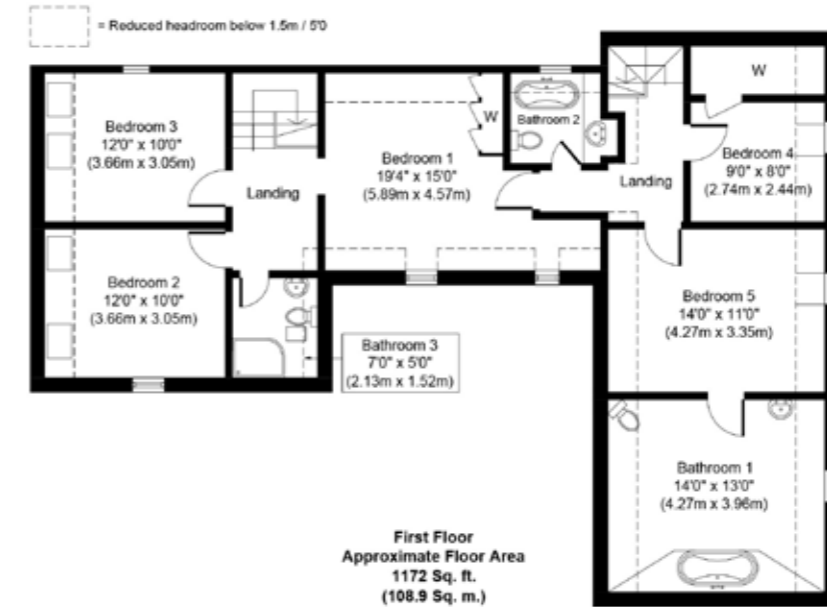


A much-loved family home, this unique property has grown over the years to provide generous space throughout with three spacious living areas and an impressive kitchen with separate larder and utility room. Each of the receptions showcase strong, individual characteristics and make the most of the garden and terraces. The first-floor features no less than five double bedrooms that are served by three individual bath/shower rooms. The first floor can be accessed via two separate staircases which creates a high degree of versatility.

The property sits in established gardens that are neatly tended and mainly laid to lawn. A covered terrace provides sheltered entertaining space whilst a spacious courtyard creates a delightful area for dining but could also provide additional parking/storage options thanks to double gates leading off the road. To the front of the cottage is a private bay with parking for two cars.

The Cottage commands a delightful village position with an excellent 'Gastro' pub and strong community. The bustling scene of Holt is just a few miles away and the coastline just beyond. There is also easy access to the City of Norwich is just 19 miles to the South.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Edgefield

IN NORFOLK
IS THE PLACE TO CALL HOME



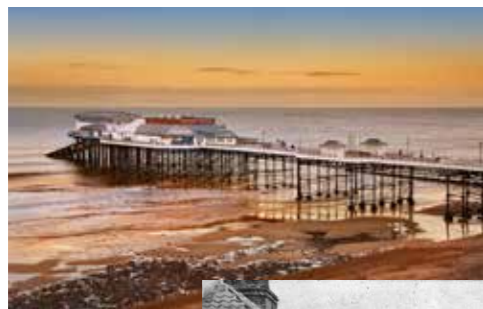
Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within

easy reach of the north Norfolk coast, Cley-next-the-Sea and Blakeney being 7 miles away, and Norwich is around 19 miles to the south.

Just 4 miles away is the lively Georgian market town of Holt, with a traditional butcher, fishmonger and greengrocer, and its own department store and food hall, Bakers and

Larners, a local landmark which has been run by the same family since 1770. There's also a collection of chic boutiques and luxe lifestyle stores, and plenty of places to idle over a coffee or bite to eat.

Between Holt and Edgefield lies the Holt Country Park with extensive footpaths enjoyed by dog walkers, and regular family activities in an unspoilt natural setting. Edgefield village has a variety of activities based in the village hall, a church and a popular gastro pub, The Pigs, with luxury spa accommodation.



Cley-next-the-Sea

“Within easy reach of the north Norfolk coast, Cley-next-the-Sea and Blakeney are just 7 miles away.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0091-2373-4090-2402-3395

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL