



THE STORY OF

Jacobs Cottage

Edgefield, Norfolk

SOWERBYS

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Jacobs Cottage

Norwich Road, Edgefield, Norfolk
NR24 2RL

Beautiful Rural Location

Brilliantly Built with Modern Adaptations

Three Bedrooms, Two Bathrooms

Newly Fitted Kitchen

Spectacular Garden

Moments Away From Highly Reputable Pub

Brick and Flint

Sought-After Village Location

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“This is a unique and comfortable property which is just so homely.”

Hidden amongst beautiful countryside, with spectacular views across the garden and onto the fields beyond, we find ourselves in the heart of Edgefield - and only a five minute walk to the highly reputable local pub.

Jacobs Cottage is a wonderfully presented three bedroom and two bathroom cottage which holds plenty of parking and an incredibly lovingly maintained garden, which will undoubtedly be the star of the

show for many.

The current owners had the property built just over 20 years ago, and it still offers great scope to add further value.

The double garage has a sink-come-utility area which presents an opportunity for an annexe, or a small portion of the garden could give way to an extension of the main house.



The property itself has been looked after incredibly well, with a modern kitchen recently fitted.

The bedrooms are great sizes and have been adapted over the years to suit the family dynamic at the time. This includes the transformation of the third bedroom into the current bathroom, the previous bathroom into an office and extended over the kitchen to create the largest bedroom.

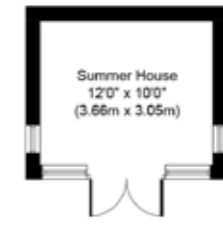
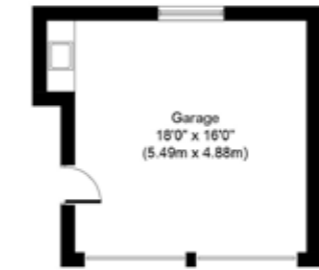
“While all the parts of our home are lovely, the conservatory is perhaps our favourite.”

Jacobs Cottage has been very much-loved over the years and thus has not fallen foul to becoming a victim of its time. For a home sure to suit most family situations, and of course the utterly stunning garden, it really is a great example of a brilliant property in an incredibly sought-after location.



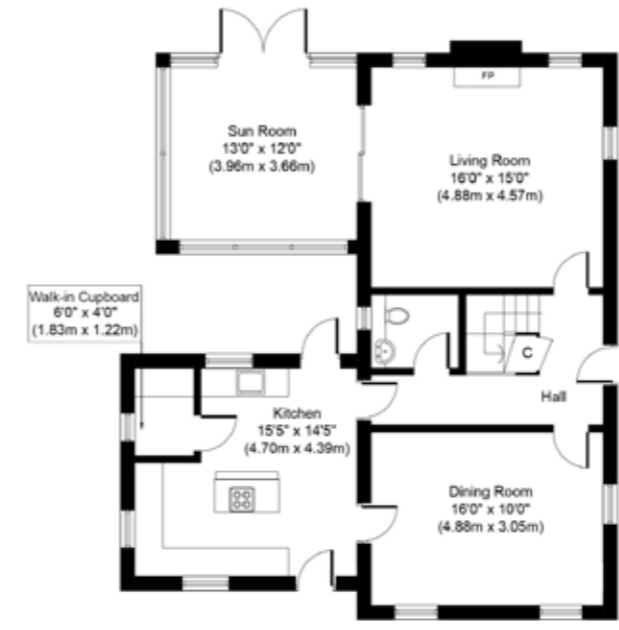


“Moving from the outskirts of Norwich we noticed the quietness of this lovely rural area.”

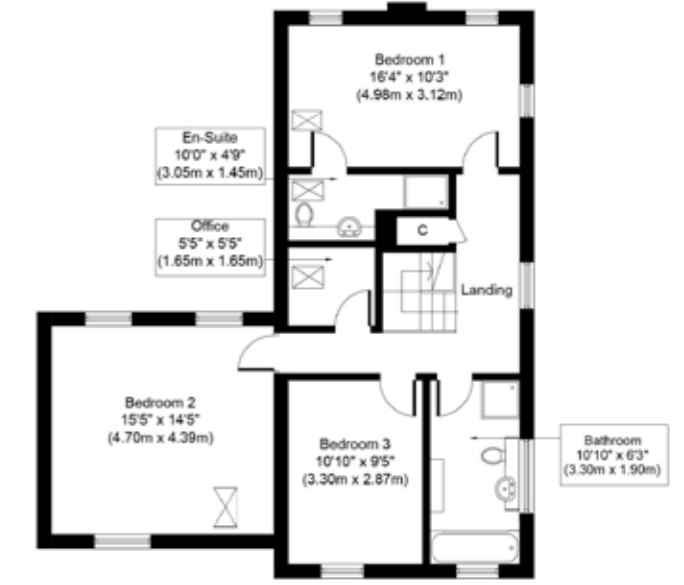


Outbuildings
Approximate Floor Area
428 Sq. ft.
(39.8 Sq. m.)

(Not Shown in Actual Location / Orientation)



Ground Floor
Approximate Floor Area
971 Sq. ft.
(90.2 Sq. m.)



First Floor
Approximate Floor Area
804 Sq. ft.
(74.7 Sq. m.)

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



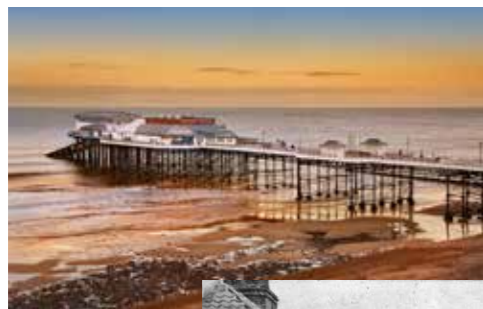
Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within

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 3 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.



Note from the seller



“There are some stunning local walks, but Sheringham Park is really lovely - especially when the rhododendrons are in bloom.”

THE SELLER



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 350-2637-7270-2997-2431

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.

LOCATION

What3words: ///oval.invent.spurring

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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