



THE STORY OF

Belmont House

Edgefield, Norfolk

SOWERBYS

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Belmont House

Sands Loke, Edgefield, Norfolk
NR24 2RQ

Substantial Detached Residence

Grounds Approaching 1/3 Acre (stms)

Beautifully Presented and Well-Proportioned

Wonderful 'Kestrel Kitchen'

Magnificent Principal Suite

Detached Double Garage

A Deep, Gated Frontage

Delightful Village Setting

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“Moving into Belmont House
20 years ago gave us a real
taste of country living.”

Stylish and modern interiors feature throughout this substantial home with well-proportioned rooms, a balanced and highly versatile layout, glorious landscaped gardens and a double garage set in a deep, gated frontage.

Belmont House, in Edgefield, comes to the open market for the first time in more than twenty years. A substantial residence of modern construction, this fine and individual home sits proud in an established and landscaped plot which approaches a third of an acre (stms).

Commanding an impressive stance, this double-fronted detached home boasts

well-proportioned and beautifully presented accommodation which extends to more than 2,300 sq. ft. - including a detached double garage.

Much improved and very well-maintained over the years, by the present owners, the property is set over two floors with versatile receptions and generously proportioned bedrooms.

A front porch leads through to a spacious central reception hall and it features a guest WC and an elegant turning staircase. Off the hall you will find the snug, which is well-sized and could easily be an optional ground floor bedroom.





The main living areas incorporate a formal dining area which is semi-open plan to a generously proportioned formal sitting room. This impressive room features a decorative fireplace set with a wood burner and double french doors leading out onto a delightful sunroom. Off the dining room is a well-placed home office/study.

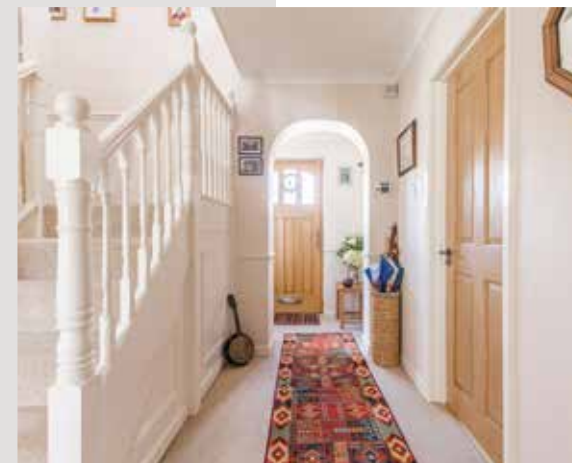


The kitchen/breakfast room is on a grand scale and features a wonderful shaker-style kitchen by Kestrel Kitchens. A real cook's kitchen, this superb space is well-planned and features a suite of integrated appliances, a comprehensive range of cabinets - capped with solid Silestone worktops, and a delightful matching dresser. French doors lead directly onto the south-facing gardens and terrace, whilst just off the kitchen is a spacious utility room.

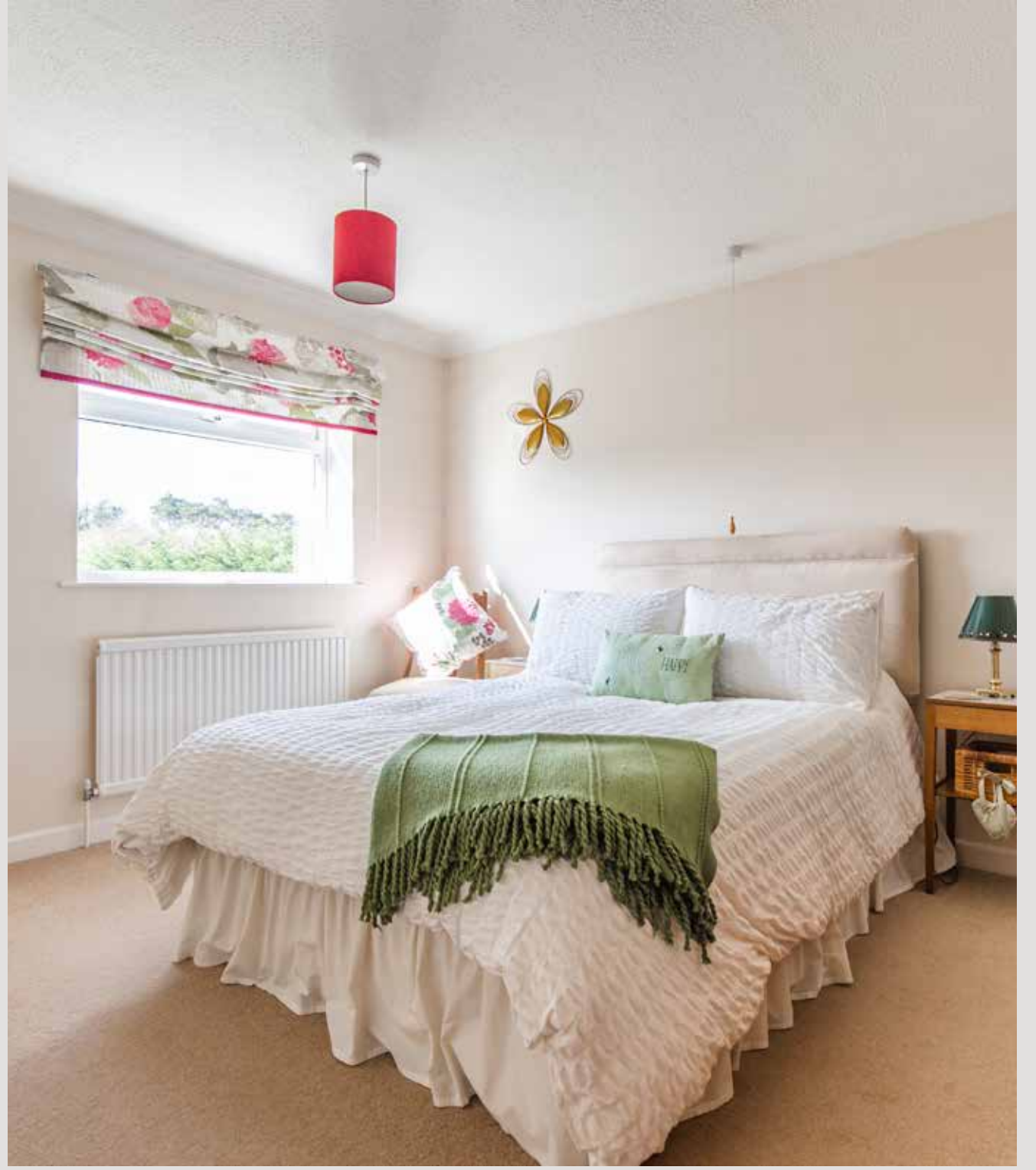


“Plenty of naturally light rooms.”

The first floor was originally set out as four double bedrooms, but two have been combined subsequently to create an opulent principal suite. This glorious space spans 400 sq. ft. enjoying a double aspect and incorporating a dressing area with extensive fitted wardrobes and a spacious en-suite. Cleverly, provision has been made for this area to be easily put back to two bedrooms - should you desire.



There are two further double bedrooms on the first floor and a spacious, well-appointed family bathroom.



Set in beautifully established and landscaped grounds which approach a third of an acre (stms) - Belmont House enjoys a high degree of privacy and discretion and is set in a delightful environment.



A deep frontage of more than 20 metres is set behind private gates to provide extensive parking and storage options. A sweeping, shingle-laid driveway and hard-standing leads to a brick-built, detached double garage. The frontage also features shaped lawns, colourful shrub and flowering beds and high privacy boundaries.



The rear garden is a true delight and enjoys a glorious southerly aspect. A paved sun terrace provides a delightful area for entertaining and looks out over shaped lawns and glorious soft landscaping. Well-stocked beds, and a peppering of specimen trees, add to the idyllic back drop and a further terrace provides additional entertaining space that sits alongside an ornamental pond. The garden is enclosed by high, hedged boundaries which create a highly discreet and private environment.

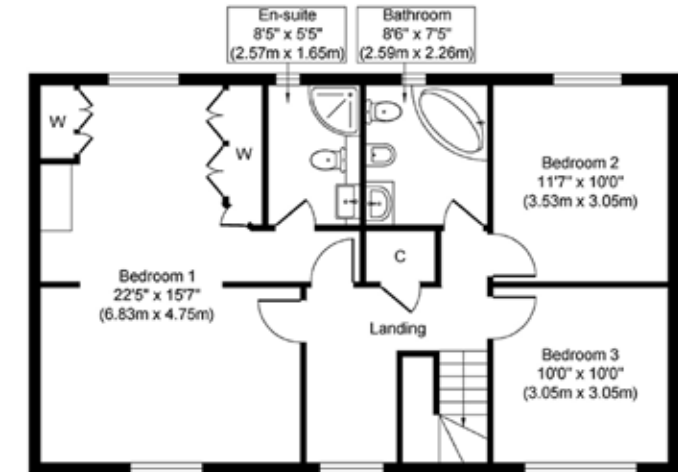


Belmont House is a wonderful, individual home commanding an enviable village setting in Edgefield. The village is blessed with a strong local community, an excellent village pub and is perfectly located for access to the Georgian market town of Holt, the north Norfolk coastline and the city of Norwich.

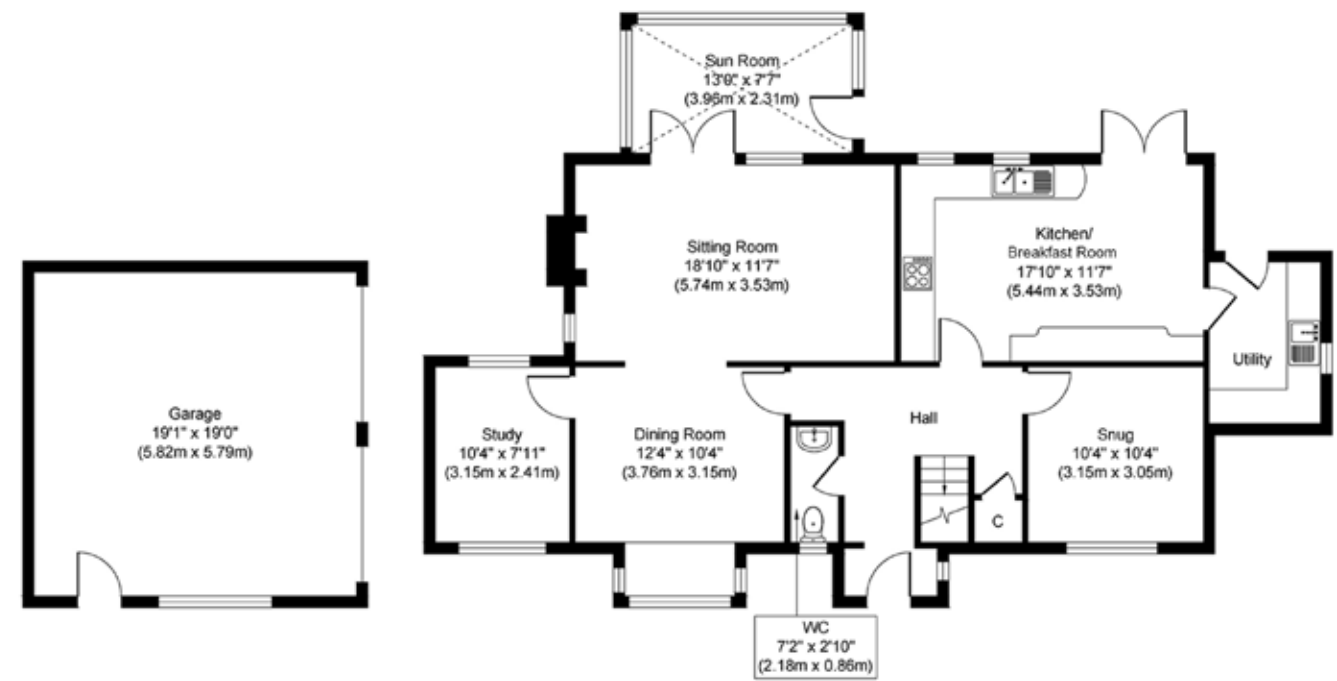




“There are lovely views at Belmont House. The living room and main bedroom are double aspect, giving excellent views to both the front and rear of the property.”



First Floor
Approximate Floor Area
823 sq. ft
(76.45 sq. m)



Garage
Approximate Floor Area
363 sq. ft
(33.72 sq. m)

Ground Floor
Approximate Floor Area
1119 sq. ft
(103.95 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.

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ALL THE REASONS



Edgefield

IN NORFOLK
IS THE PLACE TO CALL HOME



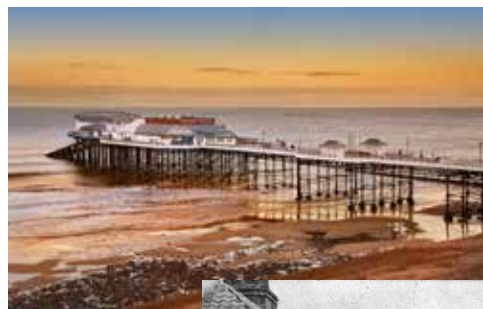
Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within

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 Vendor



“Whilst there are lots of coastal villages nearby, Holt is our local town, less than four miles away.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0873-3025-7204-0407-6204

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: ///typically.deflection.variously

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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