



THE STORY OF
The Pightles
Edgefield, Norfolk

SOWERBYS



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The Pightles

Rectory Road, Edgefield,
Norfolk, NR24 2RJ

-
- Detached Farmhouse and Barn
- Independent, Two Bedroom Annexe Barn
- 1.5 Acres (STMS) of Formalised Grounds
- Private and Discreet Setting
- Beautifully Maintained and Presented
- Well-Proportioned Accommodation
- Extensive Secure Parking and Storage
- Views of Open Countryside
- Idyllic Semi-Rural Setting
- Close to Holt and Coastline
-

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“The Pightles is such a rewarding home, so refined and versatile.”

A classic, double fronted Norfolk farmhouse re-invented with exquisite interior design throughout its well-proportioned accommodation, plus a highly versatile and luxurious two bedroom detached annexe barn, all set within glorious, private grounds of around 1.5 acres (STMS) and commanding an idyllic edge of village location, close to the Georgian market town of Holt.

The Pightles is an exquisite home, lovingly crafted from a traditional

Norfolk farmhouse. A home boasting lavish, yet elegant, interiors with well-proportioned rooms, which perfectly embraces the wonderful private grounds it occupies. What really sets this fine home apart from the ordinary is the recent conversion of what would have been a barn to the farmhouse.

Created primarily for retired parents, for multi-generational living, this unique annexe/barn is a wonderful addition to the main residence, and provides a high degree of flexibility in terms of its use.



The main residence spans more than 2,000 sq. ft. of refined space set over two floors, and fully embraces its predominantly south-facing formal grounds.

A front porch houses a hall and guest WC, and in turn leads through to a wonderful formal dining room. This enchanting room enjoys a dual aspect and features an ornate inglenook fireplace with wood-burner, solid oak floors and an elegant staircase rising to the first floor.

A dual aspect, formal sitting room creates an opulent space for formal entertaining, and showcases a wonderfully ornate inglenook fireplace and southerly views.

A central hall connects the two formal receptions and creates a bridge to a delightful glazed garden room. Basking in southerly sunshine, this delightful room perfectly connects the house to the garden and provides an informal space to relax.

The kitchen is a real feast for the eye with handmade in-frame shaker cabinetry capped in solid oak block worktops, York stone floors and a highly social central island.

Tucked away from the formal areas is a spacious utility/second kitchen. This functional space serves the main house perfectly by providing flexible and utilitarian areas for everyday life. This area includes conventional cooking facilities, additional appliance and laundry space plus excellent boots and cloaks storage.





A bedroom resides on the ground floor to provide flexible space, and features a vaulted and beamed ceiling and part-panelled walls. Off the bedroom is a storage room offering further opportunities for enhancement.

The first floor of the farmhouse is dedicated to two sumptuous bedroom suites. This grand space delivers great flexibility in terms of what might be deemed as the 'principal suite'. Bedroom one features a glorious double aspect and fitted wardrobes, whilst a showstopper of a bathroom serves this room and features a roll-top slipper bath and decadent wall panelling.

The second bedroom suite is just as impressive, with fitted wardrobes, southerly garden views, a luxurious shower room and independent dressing room.





The annexe barn sits detached from the main house with dedicated parking options and outside space. This stunning ancillary home spans over 1,100 sq. ft. of sumptuous space, all set over a single level.

A wonderful, open-plan living area enjoys a delightful triple aspect and high vaulted and beamed ceilings. This vast area cleverly incorporates a beautiful kitchen with integrated appliances, a dining area, and lounge that opens onto a dedicated sun terrace via french doors.

“The old barn has become a luxurious home...”



A dining hall offers further entertaining options but also provides access to the bedroom wing. There is a spacious principal bedroom with luxurious en-suite shower room, plus a second double bedroom and independent shower room.

The barn comes with its own courtyard garden and parking.





“Living here helps you to embrace a slower pace of life and engage in a diverse and strong village community.”



The farmhouse and barn sit in gloriously established grounds which approach around 1.5 acres (STMS). Perfectly formed for functionality but also with appealing aesthetics, these create a magical environment for the buildings to enjoy.

Private gates open onto a generous front courtyard area which incorporates extensive parking and storage options. With clever, yet subtle, landscaping, each building enjoys independent outside space.

To the rear of the farmhouse, and providing the lion's share of the grounds, is a stunning, south-facing formal garden. This glorious space incorporates sprawling lawns peppered with fruit trees, a selection of mature trees, and waves of colour from daffodil beds.

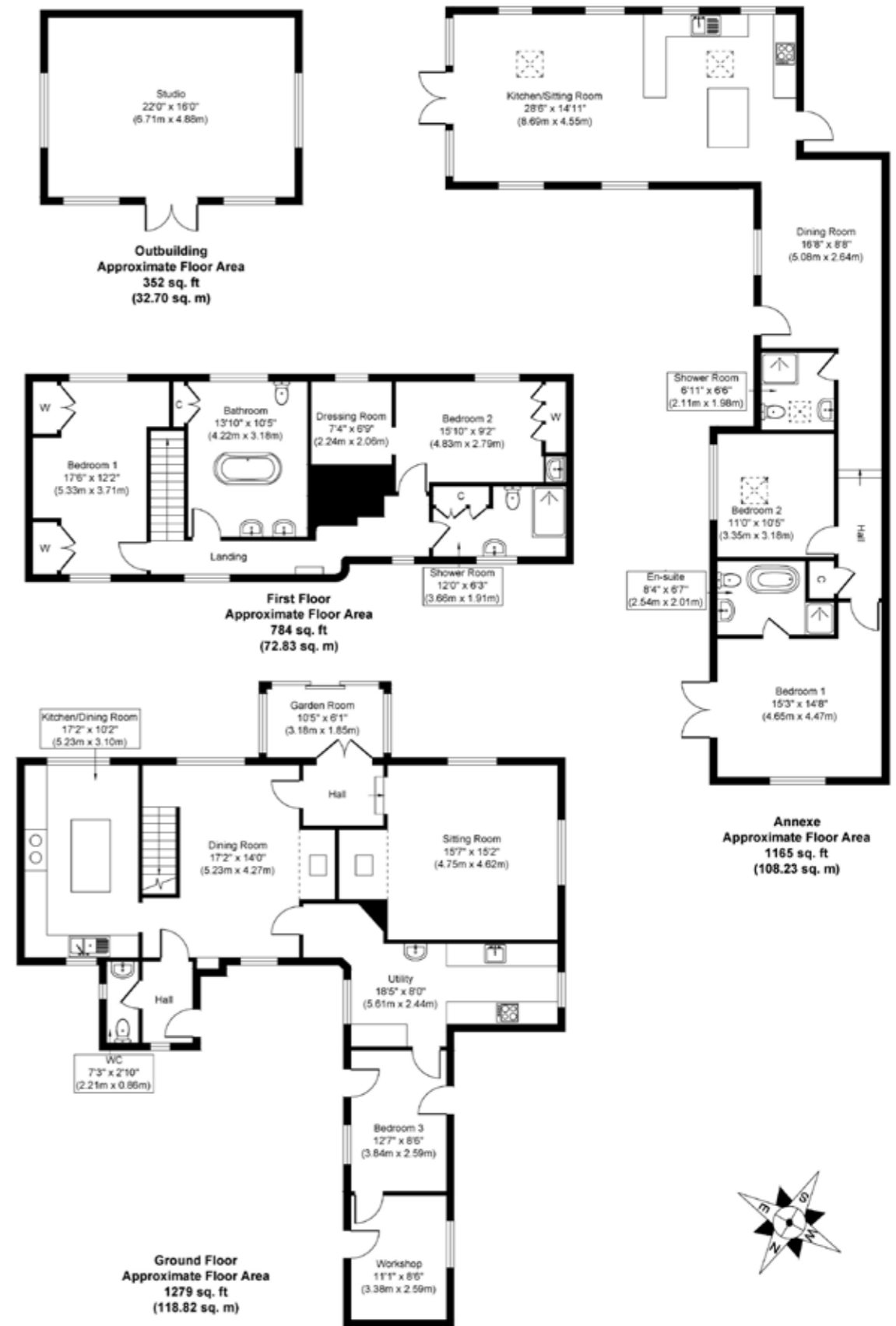
A carefully placed summerhouse commands a delightful spot looking over the garden and beyond to adjoining countryside.

The Pightles is a wonderfully unique and appealing period home which offers diverse and versatile accommodation, set within truly idyllic gardens, and embracing north Norfolk country life, whilst being conveniently close to the Georgian market town of Holt, the coastline and the city of Norwich.





“A home that could comfortably house two generations whilst enjoying privacy and independence.”



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



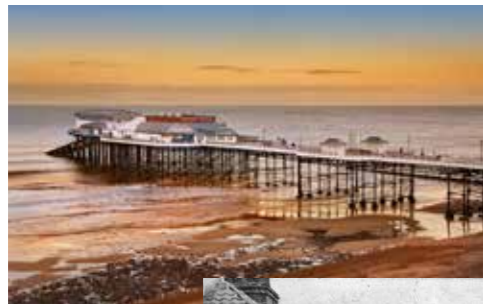
Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within

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.



Note from Sowerbys



Weybourne Beach

“There is an abundance of walks literally at the doorstep, whether it be countryside strolls or an invigorating beach walk.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 8793-8981-0739-7627-6963

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

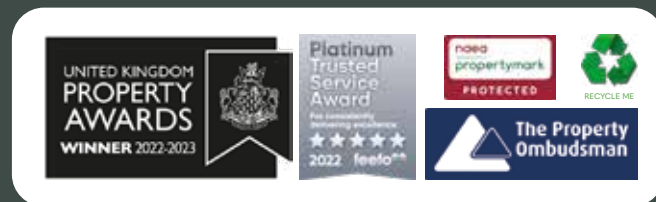
Freehold.

LOCATION

What3words: /// townhouse.saddens.minimums

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