



Flintstones, Edgefield

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Pointens





Flintstones, Plumstead Road, Edgefield, Norfolk NR24 2RN

North Norfolk Coast 6 miles, Norwich 18 miles

Holt 3 miles

A superbly appointed detached family house, cleverly converted from a pair of period cottages. Outside, the property has extensive off street parking, a detached two bay cart shed with studio over and extensive gardens of about one acre (STS)

GUIDE PRICE £760,000



THE PROPERTY

The property offered for sale is a highly imaginative detached, family sized home situated off a quiet country lane and set in grounds of around 1 acre (subject to survey). The Flintstones was cleverly created in 2011 from a pair of semi detached cottages which were on the site into an extremely, well appointed and spacious home. The accommodation briefly comprises a covered entrance porch, a triple aspect family/dining room with an open fireplace, a triple aspect sitting room (also with an open fireplace), a well fitted out kitchen with an island unit, a utility room and a cloakroom. A first floor landing leads to three good size bedrooms, all of which have en suite facilities. The property has the benefit of oak internal doors, sealed unit double glazing and oil fired central heating. Outside, five bar wooden gates lead to an extensive shingled parking area and this in turn leads to a large detached cart shed with a first floor games room and various detached store rooms. To the rear of the property is an extensive garden area which is mostly laid to lawn with various inset flower and shrub beds and mature trees. The grounds extend to about 1 acre (subject to survey)

LOCATION

Edgefield is a pretty North Norfolk village situated around 3 miles from the popular Georgian market town of Holt which has excellent shopping, schooling and leisure facilities and is renowned for Gresham's Schools which take boys and girls through from pre-prep to age 18. Edgefield has a village green and pond, a small shop and a public house, 'The Pigs', which won Country Life's Country Pub of the Year Award in 2009. The North Norfolk Coast is ideal for walking, bird watching and sailing. There are popular golf courses at Sheringham, West Runton and the Royal West Norfolk Golf Club in Brancaster. Both King's Lynn and Norwich offer direct rail links to London (about 110 minutes) and Norwich Airport offers a choice of domestic and international flights.

DIRECTIONS

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first exit into Norwich Road. Leaving Holt on the B1149. After 2 miles you will go through a series of sharp bends before entering the village of Edgefield. Continue through the village then take the left hand turning just before The Pigs public house and The Flintstones will then be found on your left hand side identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises -

Covered Entrance Porch

Pamment floor, front door leading to -

Family/Dining Room (Triple Aspect)

Red brick fireplace with pamment hearth housing a wood burner. Two radiators, oak flooring. Television point. Oak staircase to first floor. Double doors to:

Sitting Room (Triple Aspect)

Open fireplace with a pamment hearth. Fitted wood burner, television point, two radiators.

Kitchen/Breakfast Room (Triple Aspect)

Fitted Kestral kitchen comprising: good range of fitted base units with granite worktops over. Inset one and half bowl sink unit with mixer tap. Two Neff fitted ovens. Neff surface hob and extractor hood. Hotpoint dishwasher. Granite splashbacks. Island unit with storage under. Radiator, television point, tiled floor. Double doors leading to the garden.

Utility Room

Range of base units with wooden work surfaces over. Inset single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Boiler for central heating and domestic hot water. Velux window, radiator. Tiled floor. Door to rear garden.

Cloakroom

White suite comprising wc, washbasin, tiled floor, cupboard. Airing cupboard with modern pressurised water tank. Storage cupboard, radiator.

First Floor

Landing with glass balustrades. Radiator. Shelved recess.

Master Bedroom

Fitted wardrobes, two radiators, television point. 4 Velux windows.

En suite

White suite comprising wc, wash basin, tiled shower cubicle with fitted shower, tiled floor, stainless steel heated towel rail.

Bedroom Two

Television point, radiator.

En suite

White suite, panelled bath, wc, stainless steel heated towel rail, washbasin, radiator.
Shelved recess.

Bedroom Three

Radiator, television point.

En-suite

Wc, washbasin, panelled bath, radiator, stainless steel heated towel rail.

Curtilage

The property is approached through a wooden five bar gate which leads to a large shingled parking area to the front and right hand side of the property. This in turn leads to a detached cart shed which comprises two parking bays (23' x 17'10 in total). A staircase leads to the first floor and to a studio (26'10 x 13'1), a store room (16' x 6'7) and a covered log store. To the rear of the property is a good size garden area which is mostly laid to lawn with various inset fruit trees, a wooden garden shed (20' x 10') and a modern plastic oil tank. Towards the rear of the plot is a small copse and wildlife haven. The gardens are mostly enclosed by a mixture of mature hedging and fencing. The grounds extend to around 1 acre (subject to survey).

General Information

Tenure: Freehold.

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

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

Tax Band: Band E (2024/25 £2676.22)

Viewing arrangements: Strictly via the sole agents, Pointens tel: 01263 711880.

Energy Performance Certificate: Band C

Ref: H31056.

Important Notice

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The Flinstones, Plumstead Road, Edgefield, NR24 2RN

TOTAL APPROX. FLOOR AREA 1863 SQ.FT (173.1 SQ.M.) not including garage



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