



Mount Pleasant  
Ramsgate Street | Edgefield | Norfolk | NR24 2AY

# TITLE HERE



“This pretty period home is perfectly positioned in an elevated plot with spectacular views over the village and surrounding countryside.

Whether it’s watching the sun set over the valley or seeing deer running across the fields through an early morning mist, there’s always something to enjoy from this property.

Set well back from the road down a long drive, it’s wonderfully private.

Better still, it’s been comprehensively renovated, extended and improved in recent years, so you can move in and enjoy it all, right from the start.”







# KEY FEATURES

- A Pretty Brick and Flint Cottage sitting in an Elevated Position in the Village of Edgefield
- Three Bedrooms and a Family Bathroom
- Kitchen/Breakfast Room with Separate Utility/Boot Room and Ground Floor WC
- Open Plan Living/Dining Room
- The Grounds extend to 0.54 of an acre and provide Lovely Elevated Views
- The Outbuilding consists of a Garage with a Separate Office, Two Stables, a Greenhouse and Storage Section
- The Outbuilding has Outline Planning Permission in Place for Conversion to an Annexe
- The Accommodation including the Outbuilding extends to 1,993sq.ft
- Energy Rating: C

A pretty cottage sitting on top of a small hill with panoramic views from its vantage point, the appeal of this home is easy to see. It sits within a little village in North Norfolk, just a few minutes' drive from the popular town of Holt and within 15 minutes of the stunning coast. The current owner has carried out a lot of work to update and improve the cottage, without compromising on its character, and the result is a charming and highly desirable property in a superb location.

## [An Incredible Outlook](#)

Dating back to 1840 in its oldest parts, the property sits in the heart of a quiet North Norfolk village. You can't see the house from the road, thanks to its elevated position. Instead, you turn into an unassuming driveway, lush green lawn beside, and turn the corner to find the house revealed before you. This means it's wonderfully peaceful here and has stunning views across the village and the open fields and countryside you'll find all around. When the owner first came to see what is now his home, he fell instantly in love with the setting and the views – before setting foot inside. He's seen spectacular sunrises and sunsets, with clear night skies full of stars, and abundant wildlife in the garden.







# KEY FEATURES

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## Ready And Waiting

The cottage has been transformed over the years, but the works have been done sympathetically, preserving the integrity of the home. There was a significant extension added in 1985 and the owner in turn has made further additions. He has also worked closely with a highly-regarded local builder to strip the cottage right back and renovate it, adding underfloor heating, insulation, new flooring, new electrics, double glazing, replacement doors, a new kitchen, and more. The result is a home that's both comfortable and stylish, with no work to be done. If you are looking to make your mark, the owner has been granted outline planning permission to convert the sizeable outbuilding (currently stables, a fully heated and insulated office and a garage) into a granny annexe. The building already has power and internet access and pipework has been laid for plumbing.

## Quiet Yet Convenient

This is a place where you can make many happy memories. The owner often hosts his family here, and the grandchildren love sledging in the garden when it snows, launching themselves down a slip and slide in summer, rolling down the grassy bank, swinging in the trees and more. The owner fires up the barbecue on the terrace and everyone can enjoy the view while they eat. If it's not warm enough to eat outside, the view from the sitting and dining room is equally special – what better place to dine each day! You can even feast on fruit from your own trees – the garden gets the sun all day and the owner has fruit trees in a sheltered corner where they thrive. When you want to get out and about, there's plenty to do across the area. You have a farm shop just down the road, and there's a popular hotel, restaurant and spa less than a mile away. The owner likes to walk his dog at Blickling and Holkham, while a trip to the nearby town of Holt is always a pleasure. You're only 15 minutes from the glorious North Norfolk coast but being just that little bit inland means it's much more peaceful here in the summer months.

















































# INFORMATION

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## On The Doorstep

Edgefield is a pretty North Norfolk village situated 3.5 miles from the popular Georgian market town of Holt, which has excellent shopping, schooling and leisure facilities and is renowned for Gresham School which takes boys and girls through pre prep to age 18. Edgefield has a village green and pond, a small shop and an award winning public house (The Pigs) which also offers accommodation and spa facilities.

## How Far Is It To?

The East Anglian capital of Norwich with its range of shopping and cultural facilities can be found around 19 miles to the south of Edgefield. It offers an excellent main line railway station to London Liverpool Street and a direct rail link to Cambridge, as well as an expanding international airport.

## Directions

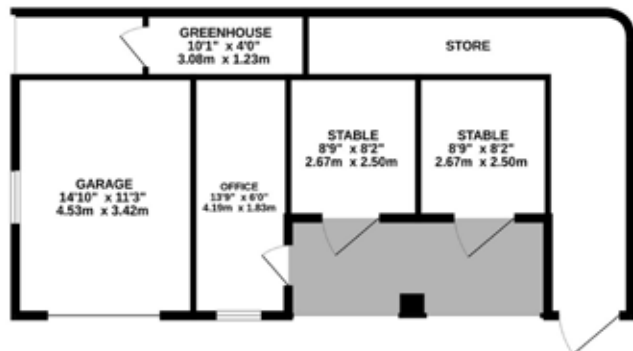
Leave Norwich heading north on the B1149 Holt Road passing through the village of Horsford, Corpusty and Saxthorpe. Follow the Briston Road and then turn right onto The Street. Follow the road to the end and turn right onto Ramsgate Street. Take the next turning on the right hand side and the driveway leads you round and up to Mount Pleasant.

## Services, District Council and Tenure

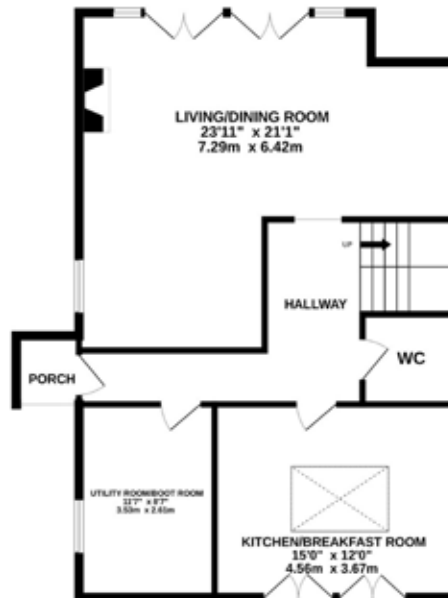
Oil Central Heating, Mains Water, Private Drainage via Klargester  
Broadband Available - vendors use BT  
Please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
North Norfolk District Council - Council Tax Band D  
Freehold



STABLES  
633 sq.ft. (58.6 sq.m.) approx.



GROUND FLOOR  
966 sq.ft. (89.4 sq.m.) approx.

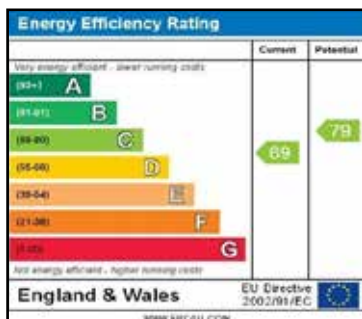


1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1993 sq.ft. (185.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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