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THE STORY OF

Wisteria Cottage

Edgefield, Norfolk

SOWERBYS



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Wisteria Cottage

Edgefield, Norfolk
NR24 2AL

Detached Period Cottage in
Central Village Location

Over 1,250 Sq. Ft of Thoughtfully
Renovated Living Space

Triple-Aspect Shaker Kitchen/
Dining Area with French Doors

Three Well-Proportioned Bedrooms,
Including En-Suite to Principal

Wood-Burning Stove in a Cosy Sitting Room

Sunken Terrace and Mature Private Gardens

Secure Gated Access with Ample
Off-Road Parking

Walking Distance to the Renowned
Gastropub, The Pigs

SOWERBYS HOLT OFFICE
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Wisteria Cottage is a captivating period home nestled in the heart of the idyllic village of Edgefield, North Norfolk. Set behind private gates and overlooking the village green and pond, this enchanting, detached residence combines timeless character with modern comfort. Named after the magnificent wisteria that climbs its facade, the cottage offers a rare blend of charm and sophistication in a location that is both tranquil and convenient—just steps away from the acclaimed gastropub, The Pigs.

The home has been thoughtfully refurbished by its current owners, resulting in a beautifully presented interior that flows effortlessly. Spanning over 1,250 square feet, the accommodation includes a welcoming entrance hall, a cosy sitting room with a wood-burning stove, a generous triple-aspect shaker kitchen/ dining area with french doors to the garden, and a separate utility room. Upstairs, the principal bedroom boasts its own en-suite, while two further double bedrooms share a well-appointed shower room, offering flexible and stylish living space for families or guests alike.

Outside, Wisteria Cottage truly shines. The expansive gardens feature a sunken terrace ideal for alfresco dining, lush lawns with low maintenance blends, and thoughtfully planted borders, all framed by mature hedging for privacy. Ample off-road parking is available, with secure gated access to the garden areas and additional parking and storage within the cart lodge. This exceptional home promises a lifestyle of comfort, beauty, and village charm in one of Norfolk's most sought-after settings.

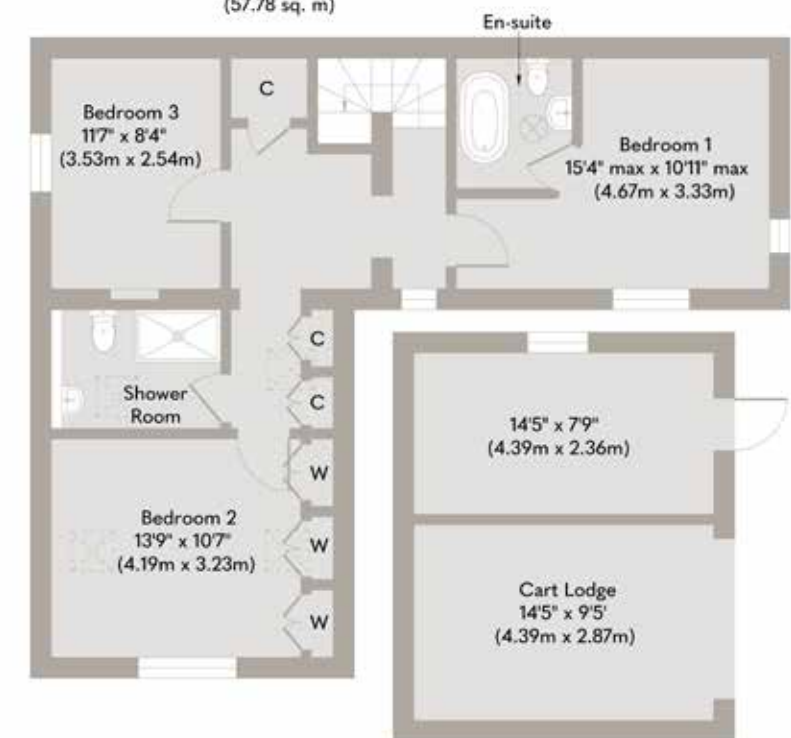


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Ground Floor
Approximate Floor Area
622 sq. ft
(57.78 sq. m)



First Floor
Approximate Floor Area
622 sq. ft
(57.78 sq. m)

Outbuilding
Approximate Floor Area
255 sq. ft
(23.66 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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Edgefield

RURAL CHARM, VILLAGE GREEN, AND
JUST MINUTES AWAY FROM HOLT

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



“... the cottage offers a rare blend of charm and sophistication in a location that is both tranquil and convenient...”



SERVICES CONNECTED

Mains water and electricity. Drainage via private treatment plant. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0050-2886-7154-9198-6215

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: ///gossiped.aware.seducing

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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