



Hall Farm, Edgefield





**Hall Farm Cottages, Holt Road, Edgefield  
Norfolk NR24 2RS**  
Holt 1 miles, Norwich 20 miles  
North Norfolk Heritage Coast 4 miles

A rare opportunity to acquire the freehold of a mixed residential and commercial property. Around one mile from Holt Hall Farm Cottages comprises of a pair of semi-detached cottages and a large work shop. All situated in grounds of about 1/2 an acre.

**GUIDE PRICE £699,000**



## The Property

A rare opportunity to acquire a mixed residential/ commercial freehold property set in grounds of about 1/2 an acre. Situated around one mile to the south of the much sought after Georgian town of Holt. Hall Farm comprises of a pair of period two bedroomed cottages in good condition throughout with their own gardens and parking. Situated to the rear of the plot is a useful commercial workshop with a separate parking area. The workshop could be used independently of the two cottages and could have a number of uses.

## 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 around 1 mile you will find Hall farm on your right hand side identified by a Pointens for sale board.

## Hall Farm Cottage South,

The accommodation comprises:

Side entrance door, leading to -

### Entrance Hall

Stairs to first floor, radiator. Door to -

### Sitting Room (13'6 x 12;7)

Open fireplace with an electric fire. Radiator. Under stair cupboard with radiator.

### Kitchen (16'2 x 10'4, double aspect)

Range of oak base units with working surfaces over. Inset one and half bowl sink unit. Electric surface hob with extractor hood over. Fitted double oven. Fitted microwave. Tiled splashbacks. Range of matching wall units. Radiator. Cupboard housing an oil fired boiler for central heating and domestic hot water. Tiled floor. Door to rear courtyard.

### First Floor Landing

Radiator.

### Bedroom One (12'6 x 11'3)

Two fitted wardrobes and one cupboard. Radiator.

### Bedroom Two (16'8 x 8'8)

Radiator.

### Family Bathroom

Vanity unit with washbasin, WC, panelled bath with fitted shower screen and shower over. Heated towel rail.

### Curtilage

To the side of the property there is a gravelled parking area for two cars and an enclosed rear courtyard with a wooden insulated office (14'7 x 9'7) with multiple power points and lighting. Steps lead up from the courtyard to a fully enclosed garden area which is mostly laid to lawn.

### Hall Farm Cottage North

The accommodation comprises:

#### Entrance Hall

Radiator. Staircase to first floor.

#### Sitting Room (13'6 x 12'6)

Fireplace, radiator, under stair cupboard. Telephone and television point.

#### Kitchen (14'9 x 10'5)

Range of fitted base units with work surfaces over. Plumbing for automatic washing machine. Fitted fridge and double oven. Surface hob. Extractor hood. Tiled floor. Airing cupboard. Radiator. Door to -

#### UPVC Conservatory (9'8 x 7'4)

Door to outside.

#### First Floor Landing,

Leading to:-

#### Bedroom One (13'2 x 12'8)

Radiator. Fitted cupboard.

#### .Bedroom Two (10'3 x 8'3)

Radiator.

### Family Bathroom

Panelled bath with shower over. Fitted shower screen. WC. Pedestal washbasin. Radiator.

### Curtilage

The property offers gravelled off street parking to the front and side of the cottage. Also to the side is a further lawned garden area. To the rear of the property there is a courtyard style garden with a storage barn/garage (18'8 x 14'2) and a wooden storage shed housing the water bore hole equipment. (This serves both cottages and the workshop).

### General Curtilage.

The properties are approached through 5 bar electric metal gates. These lead to a shingle driveway. Turn right and this drive leads to the cottages and turn left and this leads to the rear of the plot and a detached **Workshop (36'7 x 33')** 2 remote controlled electric roller doors, inspection pit, 3 phase electric power and light. **Storage Room (15'4 x 9'8)** **Storage Room (9'7 x 9'5)** **Office (11'2 x 9'6)** electric power and light, wooden flooring. Outside of the office there is a good size yard providing off street parking, with customer and staff toilets. Within the grounds there are various separate lawned areas. These are all enclosed with a mixture of mature hedging and wooden fencing.

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## General Information

**Tenure:** Freehold.

**Council Tax Band:** Hall cottage north: Band A. Hall cottage south : Band A.

**Services:** Mains electricity. Water is via a private borehole and drainage is a via a septic tank.

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

**Energy Performance Certificate:** Hall cottage north: Band E. Hall cottage south: Band F.

**Ref No:** H313435.

**Agents Notes:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are Instructed.

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Independent Estate Agents

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