



Valley Farm, Edgefield

Property

The property offered for rent is a late Victorian, detached Farmhouse situated in an idyllic rural setting surrounded by fields and with no near neighbours. The property is in superb condition having recently been refurbished to include new heating, kitchen and bathroom etc. The accommodation presently comprises of a front door leading to an entrance hall, sitting, dining room, kitchen /diner , conservatory and cloakroom. The first floor landing leads to three bedrooms and a family bathroom. Outside there is off street parking and gardens to the front, side and rear.

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. Proceed through the village of Edgefield and after around 1/4 of a mile you will reach Edgefield Nurseries. The entrance to Valley Farm will be found opposite this entrance. Proceed down the unadopted road for around 1/4 mile and you will find Valley Farm House.

Accommodation

The accommodation comprises of:

A Front Door:

Leading to

Entrance Hall

Staircase to first floor.

Sitting Room (13' x 12')

Open redbrick fireplace, radiator. Airing cupboard with fitted shelving, under stair cupboard. Television point.

Dining Room (13' x 12')

Tiled fire place, radiator.

Kitchen (15'7 x 8')

New range of fitted base units with working surfaces over. Inset 1 1/2 bowl sink unit. Fitted double oven, plumbing for automatic washing machine. Radiator. Tiled splashbacks. Range of matching wall units. Extractor hood. Wall in pantry.

Inner Hall

Leading to:-

Cloakroom

Pedestal wash basin, wc. Floor mounted boiler for central heating and domestic hot water. Dimplex wall mounted convector heater.

Conservatory (12'4 x 7')

Tiled floor. Two doors lead to the rear garden.

First Floor Landing

Leading to:-

Bedroom One (13' x 12')

Fitted desk and shelving. Radiator. Fitted cupboard.

Bedroom Two (13' x 12')

Radiator, television point.

Bedroom Three (13'8 x 8')

Radiator.

Bathroom

Panelled bath with mixer tap and shower attachment, shower screen. Vanity unit with basin over, wc, heated towel rail. Radiator.

Curtilage

There are lawned gardens to the front, side and rear of the property that have various inset flower and shrub beds. A wooden garden shed. Off street parking is provided in the farm yard adjacent.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

General Information

Rent: £1500 per calendar month payable in advance.

Type of let: Assured shorthold tenancy

Damage Deposit: £1875 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £375 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application.

Availability: This property is available from November 1st 2025.

Term of tenancy: Long term let: Initially 6/12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313437L

Independent Estate Agents

Pointens

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