



Briar Cottage, Edgefield





Briar Cottage, Norwich Road, Edgefield, Norfolk NR24 2RL

North Norfolk Coast 6 miles, Norwich 18 miles
Holt 3 miles

A superbly appointed character style home in a much favoured village just 3 miles from Holt. Re-furbished to an exceptionally high standard in recent years the property has three reception rooms and four double bedrooms. Outside is parking, garaging and private gardens.

Guide Price £599,950



THE PROPERTY

The property offered for sale is a spacious character style property pleasantly situated in this much favoured village, just two miles from Holt. The property has been refurbished in recent years to an exceptionally high standard and offers immaculate spacious accommodation. The accommodation briefly comprises an entrance hall, sitting and dining room with double sided wood burner, kitchen/diner, study, utility room and cloakroom. On the first floor a landing leads to four double bedrooms (master en-suite) and a family bathroom. The property also benefits from oil fired central heating, modern uPVC windows and doors throughout. Outside a gravel driveway leads to a parking area and a detached brick and tile garage. There is a front garden and to the rear is a very private enclosed garden.

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 and after passing the village hall and pond on your right hand side, Briar Cottage will be found on the left.

ACCOMMODATION

The accommodation comprises -

Covered Entrance Canopy

Front door leading to:

Entrance Hall with a staircase to first floor.

Radiator, Karndean flooring, door to rear

Dining Room (16' x 10'9)(double aspect)

Double doors lead to the rear garden, fireplace housing a wood burner. Radiator, Fitted slatted blinds, Karndean flooring.

Sitting Room (12'10 x 15'7)(double aspect)

Wood burner, double doors lead to the rear garden. Television point, Fitted slatted blinds, Karndean flooring.

Kitchen/Breakfast Room (19'5 x 15'5)(treble aspect)

Good range of fitted base units with working surfaces over, Inset sink with mixer tap, fitted fridge/freezer, dishwasher, wine fridge. Double oven. extractor hood, television point two pairs of doors lead to the rear garden. Two radiators, Tiled floor,

Study (15'10 x 10'9)(double aspect)

Two radiators, fitted slatted blinds, Karndean flooring,

Cloakroom

Vanity unit with basin over, wc, radiator, Tiled floor,

First Floor Landing

Radiator.

Master Bedroom (15'9 x 12'9)(treble aspect)

Fitted double wardrobe, Radiator.

En suite

Fitted shower cubicle, vanity unit with basin over, wc, heated towel rail. Fully tiled walls and floor,

Bedroom Two (13'5 x 10'10)(double aspect)

Two fitted double wardrobes. Radiator

Bedroom Three (15'8 x 14'7)(double aspect)

Fitted double wardrobe. Radiator,

Bedroom Four (12'5 x 10'9)

Radiator, television point,

Family bathroom

Panelled bath, wc, wash basin, Airing cupboard.

Curtilage

The property is approached through double wooden gates, that lead to a shingle driveway and parking area. This leads to a detached brick and tile garage **(19'3 x 9'10)** with electric roller door ,electric power and light There are lawned gardens to the front with various inset flower and shrub beds. To the rear is a generous private garden, mainly laid to lawn, with inset mature shrubs and trees. An outside oil fired boiler for domestic heating and hot water. An oil tank, green house, and two wooden garden sheds. The rear garden is fully enclosed with wooden panelled fencing.

General Information

Tenure: Freehold.

Services: Mains water and electricity. Drainage is via a modern private sewerage plant.

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 D.

Ref: H313447.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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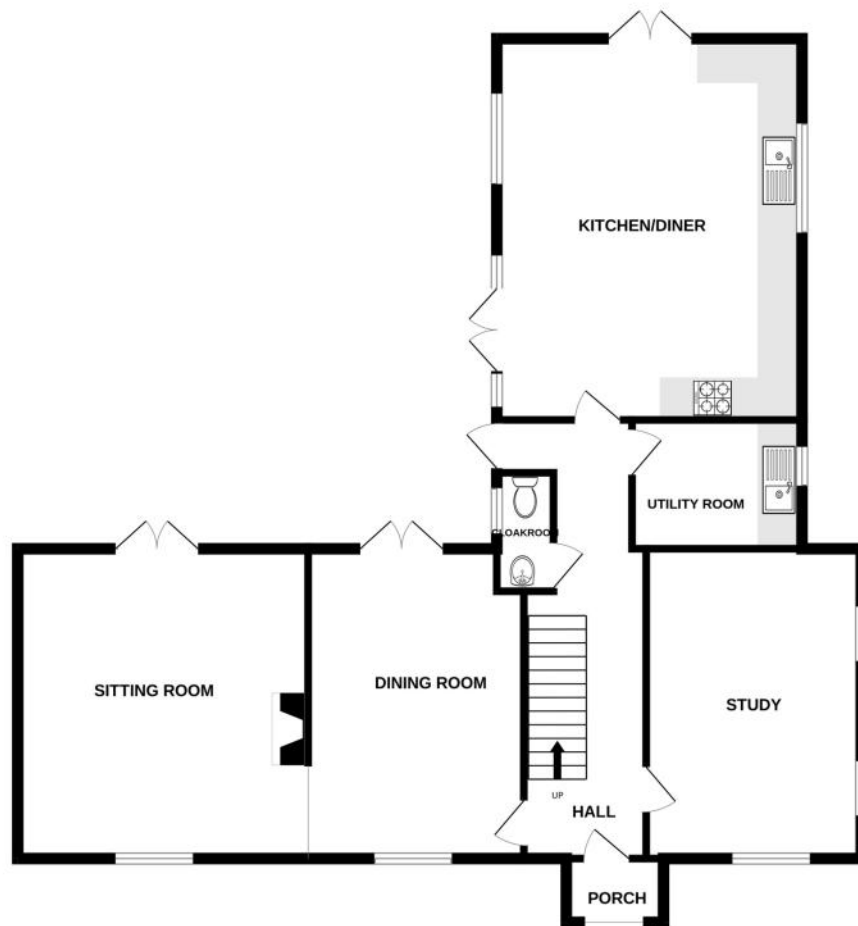
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GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



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TOTAL FLOOR AREA : 2161 sq.ft. (200.8 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

