



BROOK HOUSE

Ramsgate Street, Edgefield, NR24 2AX
Guide Price £475,000

BROWN & CO
COCKERTONS



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DESCRIPTION

Brook House is a detached residence situated in a quiet location in the peaceful village of Edgefield. The property is approached via a gravelled driveway providing ample off road parking leading to an attached garage. A second driveway provides access to a detached garage within the grounds and is divided by a babbling brook. The delightful landscaped mature garden grounds which extend to just under 0.5 acres (stms), are a real feature of Brook House with a brook running through the grounds, attracting an abundance of wildlife. The garden is divided into separate areas housing a variety of outbuildings. Mature trees and hedges border the boundaries of this well stocked garden with a varied selection of plants and shrubs. Uninterrupted views over open fields can be enjoyed from the first floor.

LOCATION

Edgefield is a delightful village within easy reach of the North Norfolk coastline. The village is well known for the popular pub - The Pigs. There is also a church, village hall, garage and garden centre. Ramsgate Street is a hamlet to the southwest beyond the parish church and half a mile west of the B1149.

The beautiful Georgian town of Holt is approximately three miles away and has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools. The North Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Residence
- Peaceful Village Location
- Detached Garage & Attached Garage housing a Laundry Room
- Ample Off Road Parking
- Individual Garden Grounds extending to just under 0.5 acres (stms)
- A delightful Babbling Brook running through the Garden Grounds
- Well stocked with Mature Trees, Shrubs & Plants
- A variety of useful Outbuildings
- Master Suite with built in wardrobes
- Two further Bedrooms
- Family Bathroom
- Kitchen/Breakfast Room
- Two Reception Rooms
- Cloakroom
- Uninterrupted views over Open Fields
- Oil Fired Central Heating & Double Glazing
- Would Merit Improvement

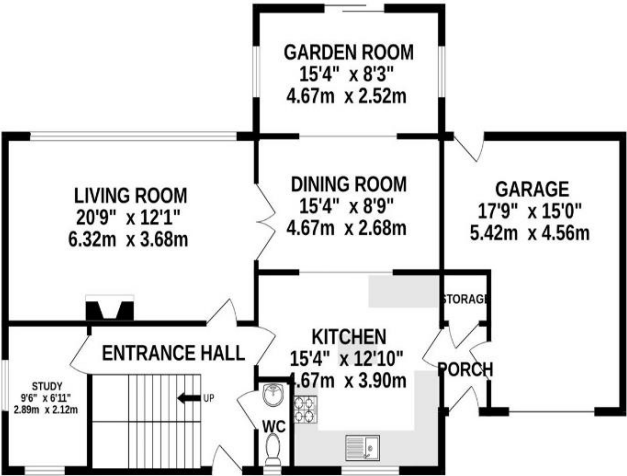
GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

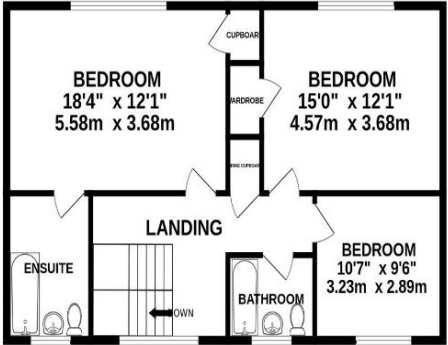




GROUND FLOOR
1372 sq.ft. (127.4 sq.m.) approx.



1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



BROOK HOUSE, EDGEFIELD

TOTAL FLOOR AREA : 2150 sq.ft. (199.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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