

PRICE GUIDE

**£650,000**

Norwich Road, NR24 2RL

Arnolds | Keys







# THE PROPERTY

## Holly Cottage Norwich Road, NR24 2RL

Holly Cottage is an exquisite detached property of immense charm and character, enjoying a highly favoured location in the village of Edgefield, itself just four miles from the popular Georgian market town of Holt. Currently, Holly Cottage is a luxurious holiday property but the generously proportioned and beautifully presented accommodation would provide an excellent permanent home too.

The property has been extensively modernised and extended in recent years retaining a wealth of original character which blends seamlessly with some of the contemporary additions. Equally attractive are the large, landscaped grounds which create a peaceful haven and offer a high degree of privacy. A property that may only be appreciated from a private viewing.

*A stunning property that ahs been sympathetically modernised retaining the original character which blends with the modern additions. A beautiful home which must be viewed to be appreciated.*

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# INTERNAL

## Property Details

### ENTRANCE LOBBY
Door to the front, two windows to either side, understairs storage cupboard, wood floor and door to:

### SITTING ROOM
Window to the front, new wood flooring, ceiling light, ornamental fire place, space for working from home desk area, stairs to first floor. Doors to shower room, bedroom three, kitchen and lounge. Radiator, two wall lights and centre light.

### LOUNGE
A beautiful lounge with bay window to the front aspect, brick fireplace housing wood burning stove with shelved alcove to the side, radiator, wood flooring, wall lights and door to:

### SNUG
A cosy room off the side of the sitting room with window to the side, wood flooring and radiator.

### KITCHEN/DINING AREA
A stunning extension with vaulted ceiling, two velux roof lights, large picture window to view the garden while eating, French doors opening onto the garden and patio. Beautiful exposed brick and flint wall, large area for dining room table and chairs. The kitchen is emerald green with white stone work surfaces, central Island with breakfast bar seating around for four stools, inset electric induction hob, storage drawers below and wine rack cooler. There is a further run of drawers and base units, inset sink with mixer tap, built in dishwasher, electric oven, and fridge-freezer. Off the kitchen is a lobby with storage cupboards, shelving, wood flooring, LED spot lights and underfloor heating.

### UTILITY ROOM
Picture window over looking the dining area. Stone work surface with inset sink and mixer tap, open shelving, space for under counter fridge, washing machine and tumble dryer. Wood flooring continues through. Column radiator, doors to boot room and store room.

### BOOT ROOM
Window and door to the side aspect, ceiling light, built in shelving.

### OFFICE/BEDROOM FIVE
Window to the rear aspect, column radiator, carpet, LED lighting. Optional space for fifth bedroom.

### SHOWER ROOM
Large walk in shower cubicle with glazed door, electric shower over, extensively tiled walls and floor. Pedestal wash basin, W.C, radiator and window to the side.

### BEDROOM FOUR
Window to the front aspect, radiator, carpet and ceiling light.

### LANDING
Window to the front aspect, painted wood floorboards, access to roof space, doors to bedrooms one, two and three and a shower room.

### BEDROOM ONE
Beautiful bright and light room with dual aspect views, windows to the front and rear. Painted floorboards, radiator, ceiling light, archway to:

### ENSUITE BATHROOM
A time to unwind, roll top bath with mixer tap, separate shower cubicle with hand held shower and overhead water fall shower, contemporary sink with mixer tap and W.C. Shelved alcove, extensively tiled walls and floor. Spot lighting, window to the side aspect, radiator and wall mounted heated towel rail.

### BEDROOM TWO
Double bedroom with window to the side, radiator, feature beams and carpet.

### BEDROOM THREE
Currently a bunk bed room but could be a small double room, with velux roof light, LED spot lighting and carpet.

### SHOWER ROOM
Compact shower room with extensively tiled walls, walk-in shower cubicle with folding glazed screen and waterfall shower head over. W.C, vanity wash basin with storage cupboard beneath. Tiled floor and LED lighting.

### OUTSIDE
The property is approached with an in and out gravel driveway with parking for four cars and access leading round to the rear of the property. A stunning garden with various seating areas to catch the sun throughout the day and evening. A sheltered spot on a raised decked area perfect for alfresco dining. A beautiful, enclosed large garden with mature hedging, plants and flowers.

### AGENTS NOTE
This is a Freehold property, with a council tax band E. Mains services connected are water, septic tank drainage and electricity with LPG central heating. This is currently a holiday let generating anywhere between £30-£40k gross income- figures are available on request.

### EXTENSION POTENTIAL
The property has been approved for "Lawful Development Certificate for proposed erection of garden outbuilding and creation of patio area".

### VIEWINGS
As this property is currently let for holidays, viewings are restricted to changeover days only. Please call the office on 01263 822373 for availability.





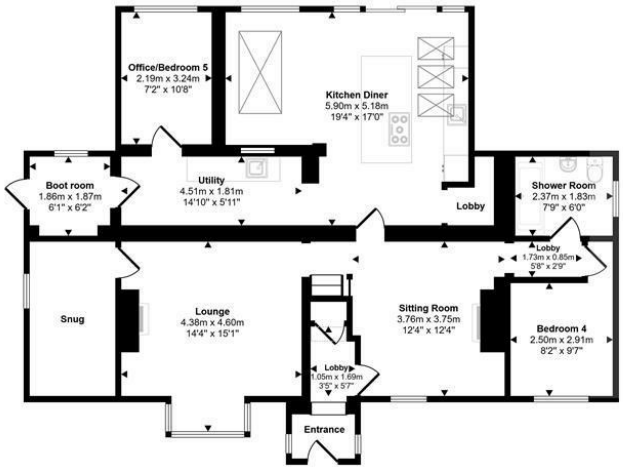








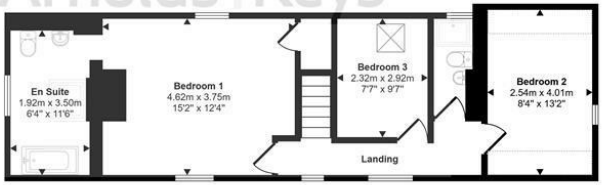
Approx Gross Internal Area
202 sq m / 2177 sq ft



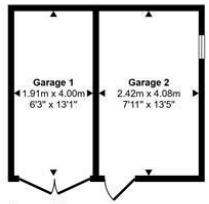

Ground Floor
Approx 115 sq m / 1240 sq ft

Denotes head height below 1.5m

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First Floor
Approx 54 sq m / 585 sq ft




Garage 1
Approx 18 sq m / 195 sq ft

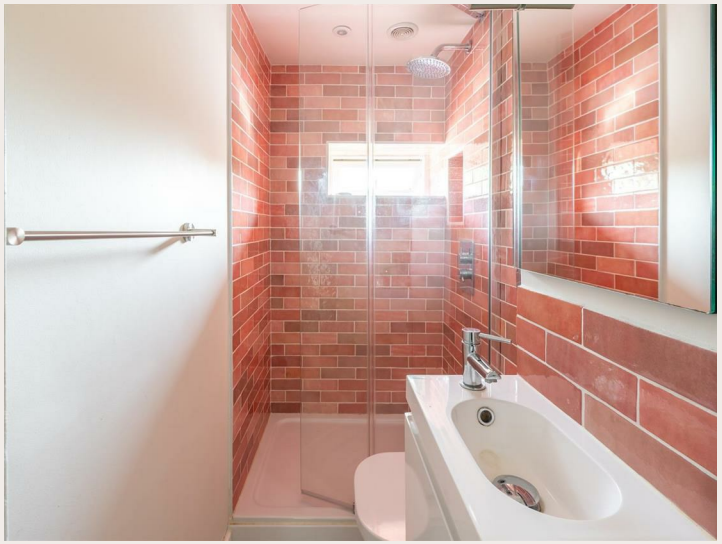



Garage 2
Approx 15 sq m / 157 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







# EXTERNAL

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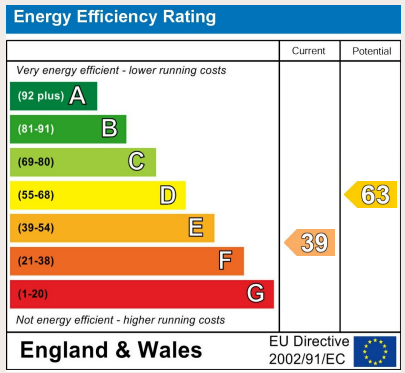



# LOCATION

## Holly Cottage Norwich Road, NR24 2RL

Edgefield is a small, peaceful village in Norfolk, England. Surrounded by attractive countryside, it has a strong rural character and a friendly community atmosphere. The village is known for its traditional houses, quiet lanes and beautiful views of the surrounding farmland. Edgefield has a parish church, village amenities and historic buildings that reflect its long history. Its location provides easy access to nearby towns and the North Norfolk coast, making it an appealing place for people who enjoy the countryside and outdoor activities.

Energy Performance Certificate



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## Contact Us

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