



BEST
ESTATE AGENT GUIDE
AWARDS 2024
EXCELLENT
SALES
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OnTheMarket

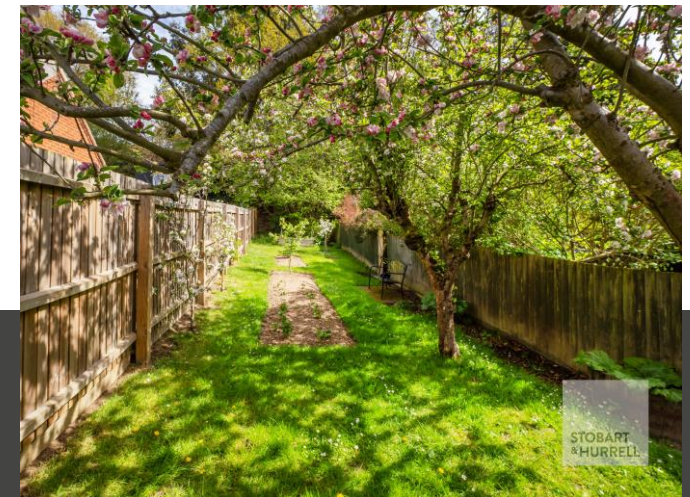
**STOBART
& HURRELL**

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Five Oaks, Mill Road, Edingthorpe, Norfolk, NR28 9SJ

Five Oaks is an exceptional conversion that effortlessly blends rustic charm with contemporary comfort. Rich in character, the property showcases a wealth of original features, including striking exposed beams, thoughtfully preserved to celebrate its heritage while offering all the conveniences of modern living. A truly special home that combines character, space, and setting in equal measure. This impressive home provides generous and highly adaptable accommodation, making it perfectly suited to family life or those seeking space, privacy, and a tranquil countryside lifestyle. Nestled along a private lane in the highly desirable North Norfolk village of Edingthorpe, Five Oaks enjoys a peaceful setting with direct access to the nearby Dilham canal and with picturesque rural views, while offering immediate access to scenic walking routes and outdoor pursuits.

Approached via a substantial gated shingle driveway, the property offers extensive off-road parking alongside a detached garage, ideal for additional storage or workshop use. The beautifully landscaped grounds extend to approximately three-quarters of an acre and feature a wraparound side garden as well as a tiered rear garden. Steps lead to an elevated section, perfectly suited for vehicle or boat storage, with a right of access via Mill Road. The property also backs directly onto woodland, offering a genuine sense of seclusion. The gardens are predominantly laid to lawn and enhanced by mature trees, vibrant planted borders, ornamental features, and meandering pathways that invite exploration. Carefully designed outdoor spaces include a charming patio seating area and an elevated section with a summerhouse, perfect for relaxing, entertaining, or simply enjoying the peaceful surroundings.





- FOUR BEDROOMS
- DETACHED CONVERSION
- BEAUTIFULLY LANDSCAPED GARDENS

- PLOT OF APPROACHING 3/4 OF AN ACRE
- EASY ACCESS TO THE NORFOLK COASTLINE
- EXPOSED BEAMS & BRICK BUILT FIREPLACE

- SPACIOUS & VERSATILE ACCOMMODATION
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- EXCELLENT AMENITIES IN NEARBY NORTH WALSHAM

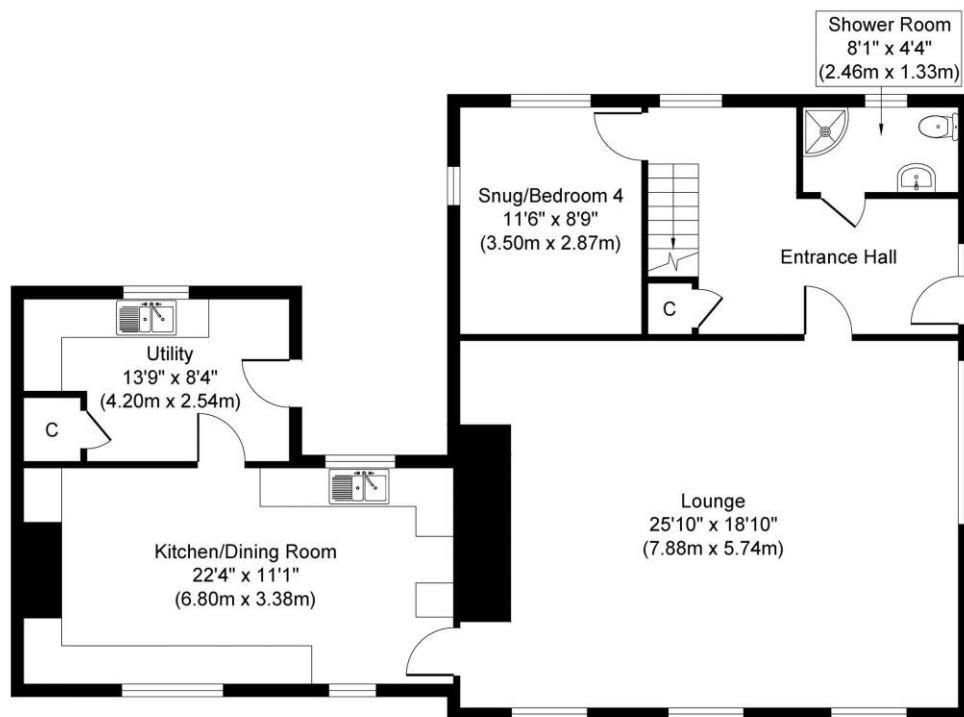
Inside, the barn is immaculately presented and offers a wonderfully versatile layout. The welcoming entrance hall leads to a stylish shower room, a flexible study or fourth bedroom, and an impressive family lounge featuring a stunning fireplace as its focal point. The heart of the home is a contemporary kitchen and dining area, including a Rangemaster oven, while retaining a central feature fireplace within the dining area. This sociable space is further enhanced by a practical adjoining utility room, providing additional storage and everyday convenience. Upstairs, the accommodation continues with three well-proportioned bedrooms, including one with built-in storage and another benefiting from characterful eaves storage, alongside a modern family bathroom.

Five Oaks is further enhanced by its enviable location, offering convenient access to the stunning Norfolk coastline and the excellent range of amenities in the nearby market town of North Walsham, while Norwich is within easy reach for broader shopping, dining, and transport connections.

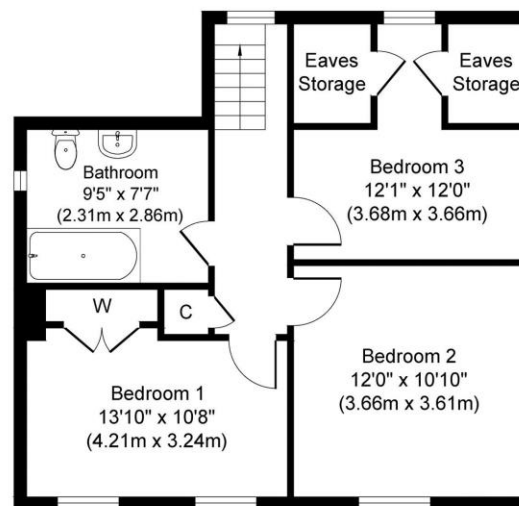




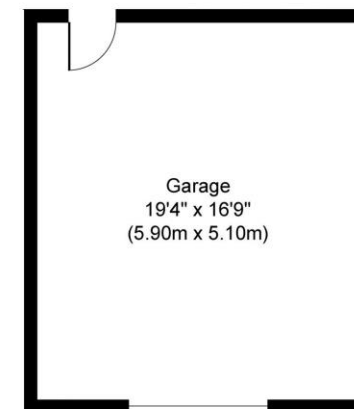
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Ground Floor
Approximate Floor Area
1166 sq. ft
(108.40 sq. m)



First Floor
Approximate Floor Area
525 sq. ft
(48.81 sq. m)

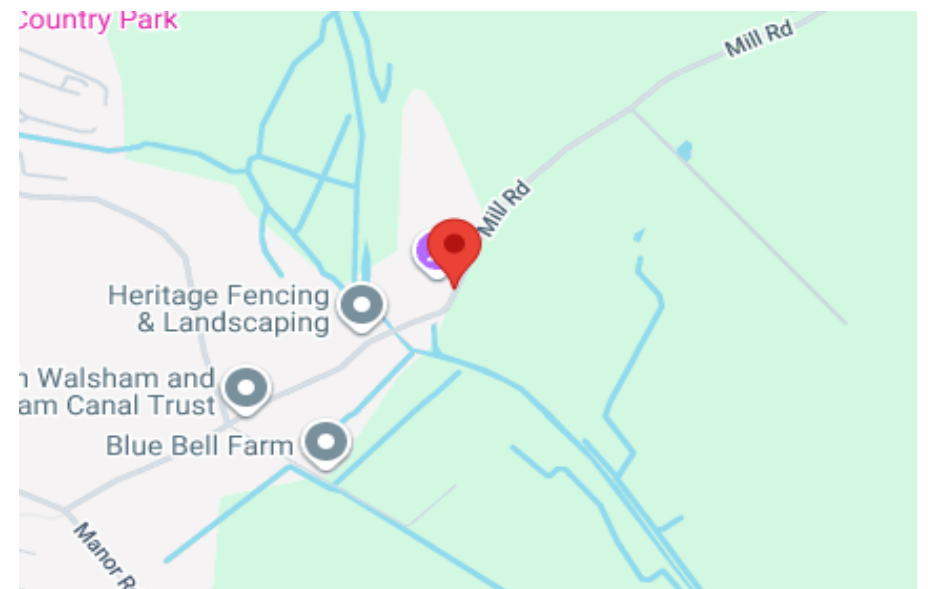


Garage
Approximate Floor Area
324 sq. ft
(30.09 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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