



Potters Farm, Edgefield

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Independent Estate Agents

Pointens





**Potters Farm, Holt Road,
Edgefield, Norfolk NR24 2RR**

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

Beautifully presented period farmhouse with many original features nestling in a pretty pocket of countryside just outside the Georgian market town of Holt. The grounds to the property extend to about four acres (STS) and include a range useful outbuildings.

Guide Price £1,200,000



THE PROPERTY

The property offered for sale is a superbly appointed farmhouse nestled in a pretty pocket of countryside just outside the Georgian market town of Holt. Believed to originally date back to 1650 with recent additions the property still retains much of its original character and feel. The spacious accommodation over three floors extends to just over 4000 sq ft and briefly comprises: an entrance porch, hall, sitting room with an inglenook fireplace housing a wood burner. Drawing room with an inglenook and a wood burner, snug, study, inner hall, cloakroom and a dining room with an inglenook fireplace and wood burner. Kitchen/breakfast room with hand made units and an Aga. A first floor landing leads to a master bedroom with en-suite, landing/study, bathroom and three further bedrooms. On the second floor there are two bedrooms and a shower room. The property also enjoys oil fired central heating and some double glazing. Outside a winding gravel driveway leads to the front of the house and to off street parking, a garage, studio/home office, wood store and garden store, The grounds to the property extend to around four acres (subject to survey) much of which has been left to grow naturally to encourage wild flowers and local wildlife.

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 enter the village of Edgefield. After passing Valley Farm on your left hand side the entrance to Potters Farm will be found on the right hand side.

ACCOMMODATION

The accommodation comprises -
Front Door leading to an :-

Entrance Porch

Leading to:

Hall

Staircase to first floor.

Sitting Room (16'10 x 13'4 double aspect)

Inglenook style fireplace housing a wood burner. Two radiators, wealth of exposed ceiling beams. Bi-fold doors leading to the rear aspect. Pamment floor.

Living Room (16'10 x 14'10 double aspect)

Inglenook fireplace housing a wood burner. Television point, two radiators.

Snug (18'6 x 9'7 double aspect)

Radiator, door to rear garden, vaulted and timbered ceiling, pamment and wooden floor.

Study (12'4 x 12'3)

Fitted book shelves, period fireplace, radiator, television point.

Cloak Room

Pedestal washbasin, wc. Fitted Oak cupboards. Plumbing for an automatic washing machine. Ceiling beams and pamment floor.

Dining Room (24'6 x 16'5 double aspect)

Inglenook fireplace housing a wood burner. Two radiators, wealth of exposed ceiling beams, Wooden floor.

Kitchen/Breakfast Room (25'8 x 15'4 treble aspect)

Good range of fitted handmade units with granite and wooden worktops over. Double inset Butler sink with mixer tap. Two wall units, wooden plate rack. Fitted Aga with a companion. Two radiators, pamment floor, Wealth of exposed ceiling beams.

Boot Room (8'5 x 6')

Fitted worktop, plumbing for automatic washing machine. Oil fired boiler for heating and domestic hot water. Pamment floor, door to outside.

First Floor Landing

Airing cupboard, radiator. Stairs with wooden panelling.

Bedroom One (20'4 x 16'3 double aspect)

Period fireplace, two radiators. Fitted cupboard.

En-Suite

Shower cubicle, bidet, wc, washbasin, heated towel rail. Storage Cupboard (15'2 x 15'4) coat pegs, under eaves storage cupboard.

Bathroom

Rolled top bath with claw feet and Victorian style mixer tap. Wc, washbasin, heated towel rail. Wealth of exposed ceiling and wall beams.

Bedroom Three (13'3 x 8'5)

Radiator.

Landing/Study Area (14' x 8'7)

A wealth of ceiling and wall beams. Radiator.

Bedroom Four (10'3 x 8'9)

Wealth of ceiling and wall beams. Radiator.

Side Landing

Stairs to the ground floor and stairs to the second floor.

Bedroom Two (16'7 x 14'2 double aspect)

Two radiators, ceiling beam.

En-suite cloakroom

Wc, washbasin

Second Floor

landing leads to

Bedroom Five (21'3 x 17')

Vaulted and timbered ceiling, three radiators.

Shower Room

Shower cubicle, washbasin, wc, heated towel rail.

Bedroom Six (17' x 14'4)

Vaulted and timbered ceiling, radiator.

Curtilage

The property is approached over a winding shingled driveway which leads to the front of the property and off street parking for several vehicles. Also accessed off this shingled drive is a brick and tiled garage (22'3 x 14'10) with double wooden doors. Attached to this is a useful office/studio (22'2 x 14'1) with vaulted and timbered ceilings, wooden flooring, electric power and light, telephone point and an electric wall mounted heater. Adjacent to the garage is a further brick and tile outbuilding which consists of a log store (16' x 11'3) and a garden store (15' x 11'2) with fitted work bench, electric power and light and double doors. The formal grounds to the property surrounded it on all four sides and are mostly laid to lawn with various inset mature flower and shrub beds and patio areas. To the rear of the property is a further garden area with mowed avenues, mature tress and a pond. Much of this garden has been left to grow wild to encourage wildlife and nature. The grounds to the property extend to about four acres (subject to survey)

General Information

Tenure: Freehold.

Services: Mains water and electricity. Drainage is via a septic tank.

Local Authority: North Norfolk District Council, Tel: 01263 513811.

Tax Band: Band G.

Viewing arrangements: Strictly via the sole agents, Pointens Tel: 01263 711880.

Energy Performance Certificate: TBC

Ref: H313489.



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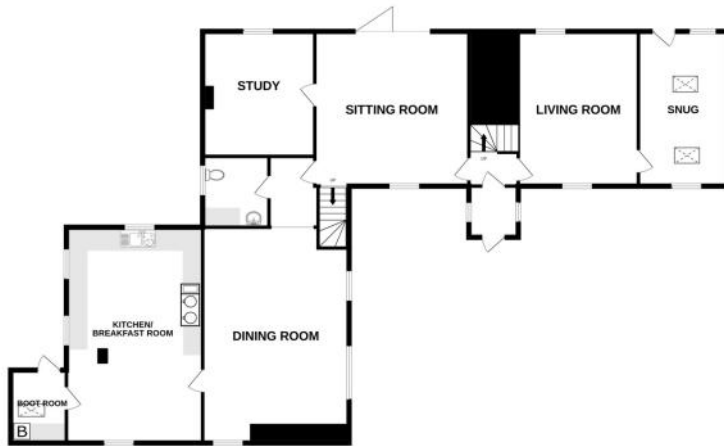
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GROUND FLOOR
1839 sq.ft. (170.8 sq.m.) approx.



1ST FLOOR
1501 sq.ft. (139.4 sq.m.) approx.



2ND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



POTTERS FARM, HOLT ROAD, EDGEFIELD, NORFOLK NR24 2RR

TOTAL FLOOR AREA : 4166 sq.ft. (387.1 sq.m.) approx.

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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk