

Arnolds | Keys



Holly Cottage Norwich Road, Edgefield, NR24 2RL

Price Guide £675,000

- Character brick and flint detached cottage
- Generous and stunning grounds
- Three garages and ample off road parking
- Recently refurbished to a high standard throughout
- Flexible accommodation with up to 5 bedrooms
- Highly favoured village just 4 miles from Holt
- Wealth of character throughout
- Three bathrooms (including one ensuite)
- Approved permitted development potential

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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.



Council Tax Band: E



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.

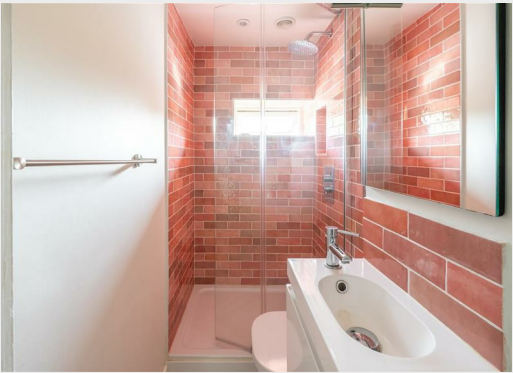
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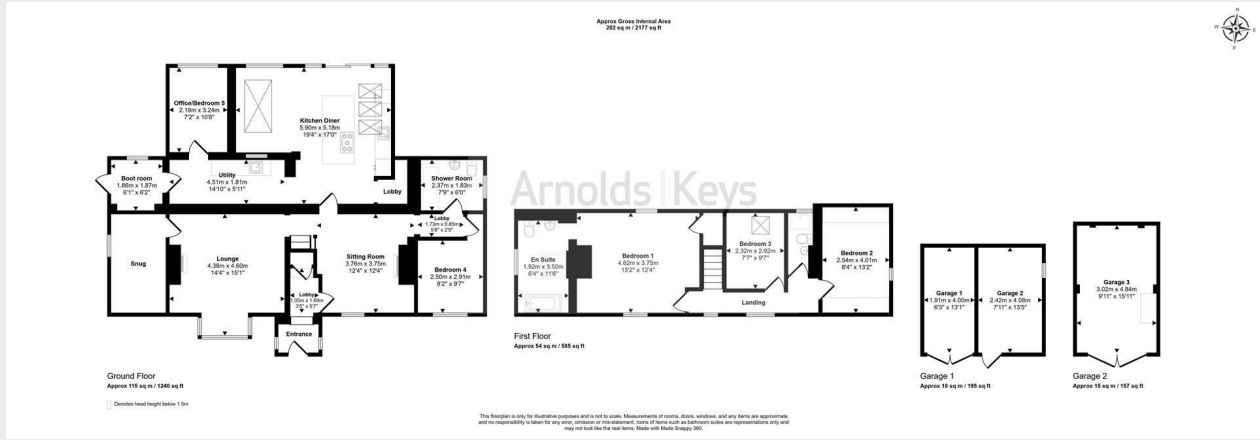
This is a Freehold property, with a council tax band E. Mains services connected are water, septic tank drainage and electricity with LPG central heating. This is currently a holiday let and very successful with back to back viewings and generating anywhere between £30-£40k gross income- figures are 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".







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC