



Hall Farm Cottages South, Edgefield

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## The Property

The property offered for rent is a spacious semi detached cottage. The well appointed accommodation comprises a well equipped oak fitted kitchen, a sitting room with an open fireplace housing an electric fire, and a side entrance hall. A first floor landing leads to two good size bedrooms and a family bathroom. Outside, there is gravelled off street parking for two vehicles, an enclosed courtyard, an insulated outside office and an enclosed garden.

## Location

Edgefield is a pretty North Norfolk village situated around three miles from the popular Georgian market town of Holt. Hall Farm Cottages are located on the Holt side of the village and is just a short drive from the centre of the town 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. Further education is available at Beeston Hall, near Sheringham. Edgefield has a village green and pond, a garage and a popular public house, 'The Pigs', which won Country Life's Country Pub of the Year Award in 2009.

## Directions

Leave Holt High Street via the Norwich Road. After passing through the trees and down the hill, Hall Farm Cottages South is the second property on your right hand side just after the small bridge. The property will be identified by a Pointens to let board.

## Accommodation

Side entrance door, leading to -

### Entrance Hall

Stairs to first floor, radiator. Door to -

### Sitting Room (13'6 x 12'7)

Open fireplace with an electric fire. Radiator. Under stair cupboard with radiator.

### Kitchen (16'2 x 10'4, double aspect)

Range of oak base units with working surfaces over. Inset one and half bowl sink unit. Electric surface hob with extractor hood over. Fitted double oven. Fitted microwave. Tiled splashbacks. Range of matching wall units. Radiator. Cupboard housing LPG gas boiler for central heating and domestic hot water. Tiled floor. Door to rear courtyard.

### First Floor

#### Landing

Radiator.

#### Bedroom One (12'6 x 11'3)

Two fitted wardrobes and one cupboard. Radiator.

#### Bedroom Two (16'8 x 8'8)

Radiator.

### Family Bathroom

Vanity unit with washbasin, WC, panelled bath with fitted shower screen and shower over. Heated towel rail.

## Curtilage

To the side of the property there is a gravelled parking area for two cars and an enclosed rear courtyard with a wooden insulated office (14'7 x 9'7) with multiple power points and lighting. Steps lead up from the courtyard to a fully enclosed garden area which is mostly laid to lawn.



## IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

## General Information

**Rent:** £960 per calendar month payable in advance.

**Damages Deposit:** £1100 refunded at the end of the tenancy if no claim is justified.

**Council Tax Band:** A

**Services:** All mains services are connected. The tenant will be responsible for all services, including council tax.

**Local Authority:** North Norfolk District Council, 01263 513811

**References Required:** Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

**Fees:** There will be a £221.00 holding deposit, which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

**Availability:** The property is available from 1st April 2026.

**Type and length of tenancy:** Unfurnished assured short hold tenancy, initially 12 months.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application. Dogs won't be considered.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents.

Telephone 01263 711880.

**Ref:** H 30952L

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