



S

THE STORY OF

# Potters Farm

*Edgefield, Norfolk*

SOWERBYS



THE STORY OF

# Potters Farm

Holt Road, Edgefield, Norfolk  
NR24 2RR

---

Characterful 17th Century Farmhouse Blending  
Heritage Charm with Modern Comfort

Over 4,000 Sq. Ft. of Beautifully Arranged  
Accommodation Across Three Floors

Three Reception Rooms with Impressive  
Inglenook Fireplaces and Wood-Burners

Bespoke Farmhouse Kitchen Centred  
Around a Traditional Aga

Original Features Throughout

Flexible Six Bedroom Layout Ideal for  
Family and Guest Accommodation

Detached Studio/Home Office Perfect  
for Remote Working or Creative Use

Garage, Workshop and Extensive Private Parking

Approximately Four Acres of Gardens,  
Meadowland and Wildlife Habitat

Peaceful Rural Setting Close to Holt  
and the North Norfolk Coast

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)





Nestled in a peaceful pocket of the North Norfolk countryside, just moments from the sought-after Georgian market town of Holt, this exceptional farmhouse offers a rare combination of historic character, refined comfort and an enviable lifestyle immersed in nature.

Believed to date from the mid-17th century, the home has evolved sympathetically over the centuries, preserving its rich heritage while creating a beautifully balanced family residence. Throughout, original architectural features provide warmth and authenticity, with exposed beams, inglenook fireplaces and handcrafted finishes creating an atmosphere that is both elegant and welcoming.

At the heart of the home lies a superb farmhouse kitchen, centred around a traditional Aga and complemented by bespoke handmade cabinetry, creating an inviting space for everyday family life and relaxed entertaining. A series of beautifully proportioned reception rooms offer exceptional versatility, from cosy evenings beside roaring wood burners to larger gatherings with family and friends. Light-filled living spaces connect effortlessly with the surrounding gardens, bringing the beauty of the landscape indoors.

The accommodation is both generous and flexible, providing ample space for family living, visiting guests and home working. Characterful bedrooms are arranged across the upper floors, many enjoying charming countryside views and period detailing, while the principal suite offers a private and restful retreat.





Outside, the lifestyle appeal continues. A winding gravel driveway leads through the grounds to the farmhouse, creating an immediate sense of arrival and seclusion. Complementing the main residence is a range of useful outbuildings including a garage, workshop and a substantial studio/home office, ideal for remote working, creative pursuits or additional recreational space.

The grounds are a particular feature of the property. Extending to approximately four acres, they offer an enchanting blend of formal gardens, mature trees, open lawns and natural meadow areas designed to encourage wildlife and biodiversity. Meandering pathways, peaceful seating areas and a picturesque pond create a landscape that changes beautifully with the seasons, offering a haven for nature lovers and those seeking a slower pace of life.

Situated in the charming village of Edgefield, the property enjoys easy access to some of North Norfolk's most celebrated attractions. The nearby town of Holt is renowned for its independent boutiques, cafés, galleries and vibrant community, while the spectacular North Norfolk coastline offers endless opportunities for walking, sailing, birdwatching and outdoor pursuits.

Excellent schooling, including the highly regarded Gresham's School, further enhances the area's appeal, while rail connections from Norwich and King's Lynn provide convenient access to London.

Combining heritage, privacy, space and an exceptional countryside setting, this is a distinguished family home offering an enviable Norfolk lifestyle in one of the county's most desirable locations.





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. 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.

# Edgefield

RURAL CHARM, VILLAGE GREEN, AND  
JUST MINUTES AWAY FROM HOLT

Centred around its village green and pond, Edgefield is a pretty rural village, nestled in the Norfolk countryside. It's within easy reach of the north Norfolk coast, Cley-next-the-Sea and Blakeney being 7 miles away, and Norwich is around 19 miles to the south.

Just 3 miles away is the lively Georgian market town of Holt, with a traditional butcher, fishmonger and greengrocer, and its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. There's also a collection of chic boutiques and luxe lifestyle stores, and plenty of places to idle over a coffee or bite to eat.

Between Holt and Edgefield lies the Holt Country Park with extensive footpaths enjoyed by dog walkers, and regular family activities in an unspoilt natural setting. Edgefield village has a variety of activities based in the village hall, a church and a popular gastro pub, The Pigs, with luxury spa accommodation.



## Note from Sowerbys



“...an enchanting blend of formal gardens, mature trees, open lawns and natural meadow areas designed to encourage wildlife and biodiversity.”



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

E. Ref:- 2061-3062-1205-7546-8204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: /// dentistry.unusually.ruffle

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

