



Farfields, Edgefield

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Independent Estate Agents

Pointens





**Farfields, Chapel Hill, Edgefield**

**Norfolk NR24 2AU.**

North Norfolk Heritage Coast 6 miles,

Holt 3 miles, Norwich 20 miles

A detached house in a quiet village location enjoying views over the picturesque surrounding countryside. Situated in the grounds is a detached brick and tile workshop which could have many uses subject to gaining the necessary planning consent.

**GUIDE PRICE £650,000**



## The Property

The property offered for sale is a spacious detached house which is situated in an elevated location and enjoys views over the surrounding undulating countryside. The accommodation briefly comprises of an entrance hall a kitchen/diner a treble aspect living room with a fireplace, a utility room, cloakroom and a rear lobby. A first floor landing leads to three double bedrooms and a large family bathroom. The property also benefits from replacement Upvc sealed unit double glazed windows and doors and oil fired central heating. Outside a gravel driveway leads to a double garage and the grounds surround the property on three sides. Situated within the grounds is a detached brick and tile building which is currently used as a workshop, however this could easily be converted into a detached annex or similar (subject to gaining the necessary planning permission). The property is being sold with no onward chain.

## Location

Edgefield is a pretty North Norfolk village situated 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 nursery/farm 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 left exit into Norwich Road. Continue along this road towards Norwich and pass through the village of Edgefield. After going past Edgefield nursery on your left, take the next turning right sign posted Edgefield Street. Farfields will then be found on the left hand side after around 1/4 mile identified by a Pointens for sale board.

## ACCOMMODATION

### Entrance Hall

Radiator, coats cupboard.

### Kitchen/Diner ( 21' x 19' double aspect)

Sliding patio doors to the rear garden, two radiators, television point. Double doors to the sitting room. **Kitchen area:** Range of fitted base units with working surfaces over, inset 1 1/2 bowl sink unit. Double oven, fitted fridge, electric surface hob, re-circulating hood, tiled splashbacks, matching wall units.

### Sitting Room (19' x 13'9 treble aspect)

Open fireplace, television shelf and point. Two radiators

### Utility Room (7'6 x 6'6)

Fitted base units with working surfaces over, inset single drainer sink with mixer tap. Radiator. Tiled splashbacks. Matching wall units. Tiled floor.

### Cloakroom

WC, washbasin. Radiator.

### Rear Lobby

Floor mounted oil fired boiler for central heating and domestic hot water. Personnel door to garage.

### First Floor Landing

Loft access and boarded.

### Bedroom One (18'10 x 13'8 treble aspect)

Fitted wardrobes, two radiators. Television point.

### Bedroom Two (11'10 x 11'7)

Radiator, fitted wardrobes.

### Bedroom Three (18'10 x 9' double aspect)

Fitted wardrobes. Two radiators.

### Bathroom (13'5 x 9'9)

Panelled bath with mixer tap and shower attachment. Shower cubicle, wc, pedestal washbasin. Radiator. A range of fitted cupboards and shelving.

### Curtilage

The property is approached over a gravel driveway, this in turn leads to a brick and tile double garage (20'7 x 19') with two pairs of wooden double doors. Electric power and light. Fitted shelving, personnel doors to the rear garden and rear lobby. The grounds to the property are mostly laid to lawn and surround it on three sides with various inset flower and shrub beds. Situated to the rear of the property is a brick and tiled detached L shaped workshop. Workshop 1 is (21' x 11') fitted out with a range of work benches, air tool points, electric points and shelving. Double doors leads to a further workshop (26' 4 x 13'3) again fitted out with work benches, air tool and electric points. Fitted shelving and cupboards. Double doors lead to the outside. This building could easily be converted into a separate residential dwelling (subject to gaining the necessary planning permission).

### General Information

**Tenure:** Freehold.

**Council Tax Band:** Band E.

**Services:** Mains water and electricity. Drainage via septic tank

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

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

**Energy Performance Certificate:** Band E

**Ref No:** H313464



### Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR  
1149 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



FARFIELDS, CHAPEL HILL, EDGFIELD, NORFOLK NR24 2AU

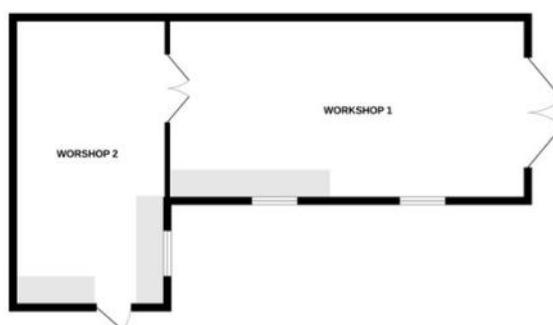
TOTAL FLOOR AREA: 1910 sq.ft. (177.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



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