



THE JAYS

Pecks Lane, Edgefield, Norfolk, NR24 2RW
Guide Price £495,000

BROWN & CO



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DESCRIPTION

The Jays is a stunning, detached residence beautifully renovated to an exceptional standard throughout by the current owners. This turnkey property perfectly balances contemporary luxury with peaceful countryside living, offering bright, well-proportioned spaces and breathtaking open field views.

The accommodation opens into a practical front entrance porch and a welcoming central hallway. At the heart of the home is a spectacular, light-filled open-plan kitchen and dining room designed for modern life, featuring extensive storage and a dedicated pantry. This is complemented by a generous living room, a high-specification shower room and two spacious double bedrooms, both complete with built-in wardrobes. A convenient rear porch provides a practical transition zone and grants access to a second contemporary shower room.

Outside, the property is accessed via iron gates to a private shingle driveway that leads to the rear, providing ample off-road parking. Here, a detached garage offers an incredible opportunity, boasting planning permission already granted for conversion into a self-contained, one bedroom annexe. The beautifully landscaped front gardens are laid mostly to lawn, complete with a sun-soaked patio area that looks out over uninterrupted, panoramic countryside views.

LOCATION

Edgefield is a delightful village within easy reach of the North Norfolk coastline. The village is well known for the popular pub - The Pigs. There is also a church, village hall, garage and garden centre.

The beautiful Georgian town of Holt is approximately three miles away and has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools. The North Norfolk Coast is a short drive away and boasts superb walking, golfing, sailing and bird watching activities.

The cathedral city of Norwich is just twenty miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Residence
- Quiet Village Location
- Uninterrupted Countryside Views
- Ample Off Road Parking
- Detached Garage
- Landscaped Garden Grounds
- Open Plan Kitchen/Dining Room
- Living Room
- Two Double Bedrooms
- Two Shower Rooms
- Renovated Throughout to a High Standard
- Extremely Flexible Accommodation
- Perfect Main Residence or Investment Opportunity
- Self Contained Annexe Potential with Planning Permission
- Oil Fired Central Heating



GENERAL REMARKS & STIPULATIONS

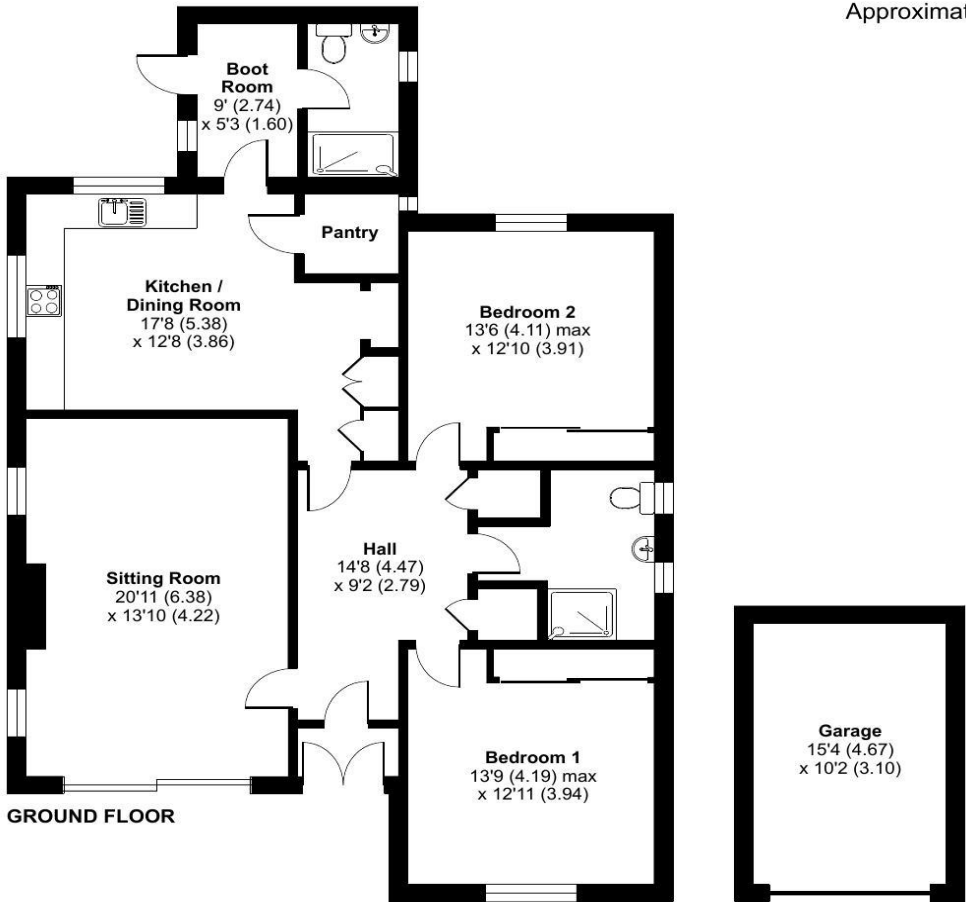
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





Pecks Lane, Edgefield, Melton Constable, NR24

Approximate Area = 1293 sq ft / 120.1 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 1449 sq ft / 134.6 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1502668

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