



THE STORY OF

Farfields

Edgefield, Norfolk

SOWERBYS



THE STORY OF

Farfields

Chapel Hill, Edgefield, Norfolk
NR24 2AU

Detached House in an Elevated Village Setting

Far-Reaching Countryside Views

Three Double Bedrooms

Spacious Kitchen/Dining Room and
Triple Aspect Sitting Room

Double Garage and Parking

Gardens Surrounding the Property on Three Sides

Substantial Workshop with Potential
for Annexe Conversion (STPP)

No Onward Chain

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



Enjoying an elevated position with far-reaching views across the beautiful North Norfolk countryside, this spacious detached home is set in the heart of the popular village of Edgefield. Offered for sale with no onward chain, the property provides generous family accommodation together with a substantial detached workshop offering exciting potential, subject to the necessary planning permissions.

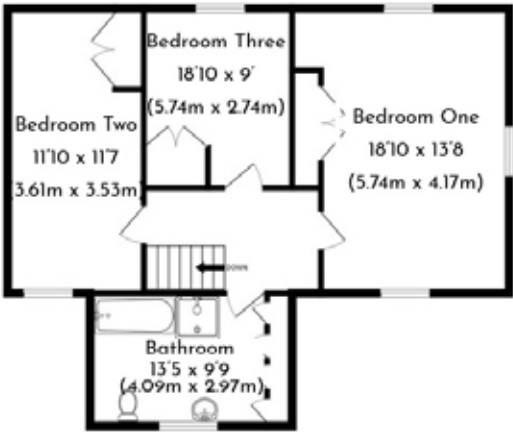
The well-proportioned accommodation begins with a welcoming entrance hall and includes an impressive kitchen/dining room, ideal for everyday family life and entertaining, with sliding patio doors opening onto the rear garden. Double doors lead through to the triple aspect sitting room, where an open fireplace creates a cosy focal point and large windows make the most of the surrounding countryside views. A useful utility room, cloakroom and rear lobby complete the ground floor.

Upstairs, the spacious landing leads to three double bedrooms, all benefiting from fitted wardrobes, while the principal bedroom enjoys a triple aspect outlook. A large family bathroom is fitted with both a bath and separate shower cubicle, offering practical accommodation for family living.

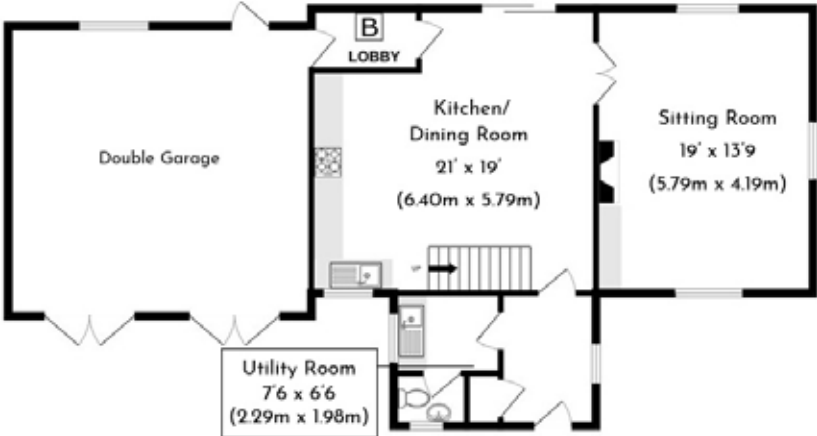
Outside, a gravel driveway provides ample off-road parking and leads to a detached brick and tile double garage. The gardens are mainly lawned and surround the property on three sides, providing plenty of space to enjoy the peaceful setting.

The substantial detached brick and tile L-shaped workshop is currently arranged as two well-equipped workshop areas with work benches, shelving, air tool points and power. Offering excellent versatility, the building could lend itself to conversion into a self-contained annexe or alternative use, subject to the relevant consents.

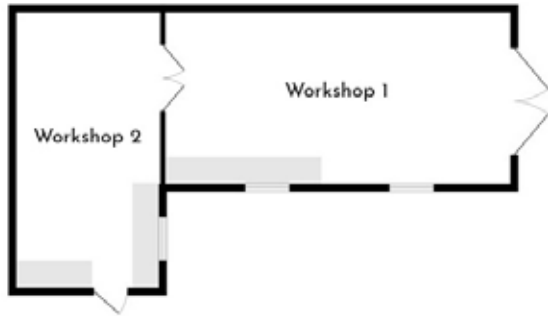




1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



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



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

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

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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



“...beautiful far-reaching views over the North Norfolk countryside.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0310-2978-3590-2426-5885

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: ///

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

