



A SUBSTANTIAL BRICK & FLINT DETACHED HOUSE IN 5.66 ACRES OF GARDENS AND GROUNDS JUST 3 MILES FROM HOLT

Greenacres, Ramsgate Street, Edgefield, Melton Contstable, Norfolk NR24 2AX

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Bedfords

ESTABLISHED 1966

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Ramsgate Street
Edgefield
Melton Constable
Norfolk
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*AN IDEAL FAMILY HOME BUILT c.2000 IN A SECLUDED AND PEACEFUL SETTING
JUST 3 MILES FROM HOLT*

Guide Price: £1,600,000 (10.04.24)
Freehold BUR2201397

- Entrance Hall
- Well-proportioned Sitting Room with wood-burner
- Garden Room with wood-burner
- AGA Kitchen / Breakfast Room
- Snug with wood-burner
- Utility Room / Boot Room
- WC
- Principal Bedroom suite with Dressing Room and En Suite Shower Room
- Guest Bedroom with Dressing Room
- Bedroom 3 and Family Bathroom also on First Floor
- Two Attic Bedrooms
- 1.95 acres of well-stocked gardens with a pond, a Kitchen Garden and Outbuildings which include a covered Dining Area, a Greenhouse, Potting Sheds and 3 large Sheds
- 3.69 acre field to south presently let as farmland
- Electric gates to an In & Out driveway
- 3-Bay Cart-shed and ample parking





EDGEFIELD, a pretty village lying 3 miles south of the Georgian market town of Holt, has a green and a pond and is served by a church, a nursery/farm-shop and a popular Public House, The Pigs.

Holt possesses a wide range of independent boutique shops which include Bakers & Larners, Byfords and several excellent galleries, restaurants and other amenities along with the renowned Gresham's Public School (providing co-ed private schooling from pre-prep to sixth form for both day pupils and boarders). The equally-renowned Beeston Preparatory School (day and boarders) lies around 15 minutes' drive away.

The North Norfolk coast, an Area of Outstanding Natural Beauty, is only 7 miles away, with long stretches of uninterrupted beaches and nature reserves and sailing from Blakeney and Morston.

The cathedral city of Norwich is about 20 miles and offers a full range of entertainment, shopping and cultural amenities. Its railway station provides a regular service to London Liverpool Street (about 110 minutes) and to Cambridge (about 70 minutes).

HEATING: Oil-fired central heating.

COUNCIL TAX: Band G.

SERVICES: Mains electricity and water; drainage to a septic tank.

BROADBAND: Ofcom indicate that Superfast Fibre Broadband is available to the property.

MOBILE COVERAGE: Ofcom indicate that EE are likely to have voice and data available inside the property whilst EE, Vodafone, Three and O2 are all likely to have voice, data and enhanced data available outside the property.











ENERGY PERFORMANCE CERTIFICATE (EPC):

A copy of the full EPC is available upon request

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings, etc., may be available by separate negotiation if required.

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 such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk









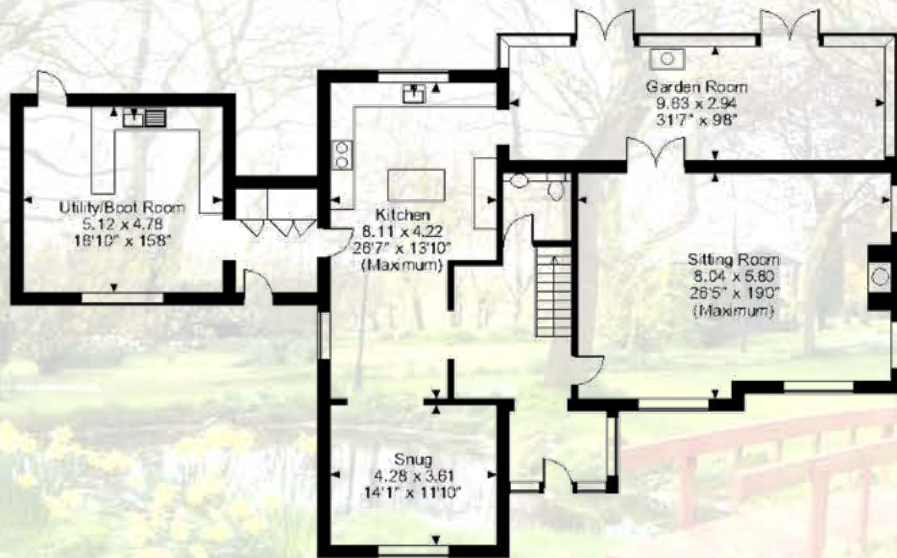
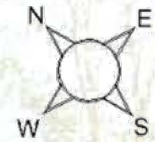
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Approximate Gross Internal Area

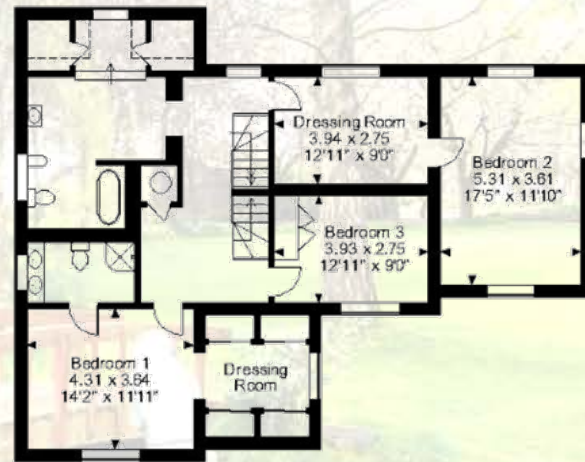
Main House = 3376 Sq Ft/314 Sq M

Carport = 560 Sq Ft/52 Sq M

Total = 3936 Sq Ft/366 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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