



# LOWER BARN EDGEFIELD

Stunning SINGLE STOREY BARN CONVERSION with Four Bedrooms, Two Bathrooms, Enclosed Garden, Artist's Studio & Parking. Rural Village Location





## THE PROPERTY

The front door leads to a light filled entrance hall with a rooflight and doors directly ahead that connect to the open-plan living area. Off the entrance hall is a utility room, a double bedroom with a window facing the front and an en-suite shower room. The utility room has built-in units top and bottom, a single sink, space for a fridge freezer and plumbing for a washing machine and tumble dryer, with a door leading out to the side. The beautiful kitchen is perfect for keen cooks with bespoke built-in cabinets and granite worktops. The island unit in the centre is freestanding and equipped with electricity. It extends into the garden room, which features a wood-burning stove and room for comfortable furniture. French doors open out to a paved patio with a pergola, making it a great spot to read a book in the shade.

Three good-sized double bedrooms with windows facing the garden are located off the main living area. There are fitted wardrobes with sliding doors along one wall of the principal bedroom. The family bathroom features a separate enclosed shower, a hand wash basin, a loo, and a freestanding bath with a handheld shower.

There are two parking spots on the gravel drive in front of the barn, and the property may be reached from a shared driveway off Ramsgate Street.

The garden is fully enclosed and part laid to lawn and patio, with established raised beds, a wildlife pond and an artist's studio (4m square). The garden is ideal for outdoor dining during the warmer months, enjoying the sounds of nature and the peace of the countryside.



## HOLIDAY LET OPPORTUNITY

**Holiday Let Income: £1,075-1,650 per week**

**Holiday Let Occupancy: c. 20-25 weeks per annum**

**Sleeping 8 in 4 Bedrooms**

Lower Barn is currently a main residence, though the barn could easily lend itself to being a second home with potential to generate a second income as a holiday let.

Foulsham is a popular destination for visitors to North Norfolk due to its proximity to the popular market towns and coastline.







## THE LOCATION

Edgefield is a pretty rural village surrounded by rolling countryside and woodland, whilst having the advantage of being a short drive to the north Norfolk coast much of which is a designated as an Area of Outstanding Natural Beauty and the popular Georgian market town of Holt. The village has an excellent pub 'The Pigs', 'Edgefield Nurseries' and a garage. For keen walkers, Edgefield offers wonderful woodland walks from the doorstep.

Holt has an excellent choice of independent shops, eateries, a doctors' surgery, dentist, opticians, butchers, a primary school and Gresham's public school. The beaches of Weybourne, Cley and Blakeney are just a few miles away with wonderful walks, beaches and a plethora of pubs and cafés to choose from.

The nearest railway station is Sheringham for the Bittern Line, which runs between Sheringham and Norwich and provides links to Norwich and beyond. The nearest airport is Norwich International Airport.

For golf enthusiasts there are several world class courses nearby. The Royal Cromer, Mundesley and Hunstanton are also within easy driving distance and are open to non-members.

## OTHER INFORMATION

Services: Mains Electricity and Water / Septic Tank

Heating: Oil fired central heating

Windows: Wooden fully double glazed

Solar Panels: 6kw photovoltaic system ( 15 panels) and a 9 KW battery installed in May 2023.

Artist's Studio: 4m square with insulation and power

Additional: The vendors rent an additional piece of land adjacent to the garden from the Stody Estate. This may be available to rent directly from the Stody Estate by separate negotiation.

EPC: C

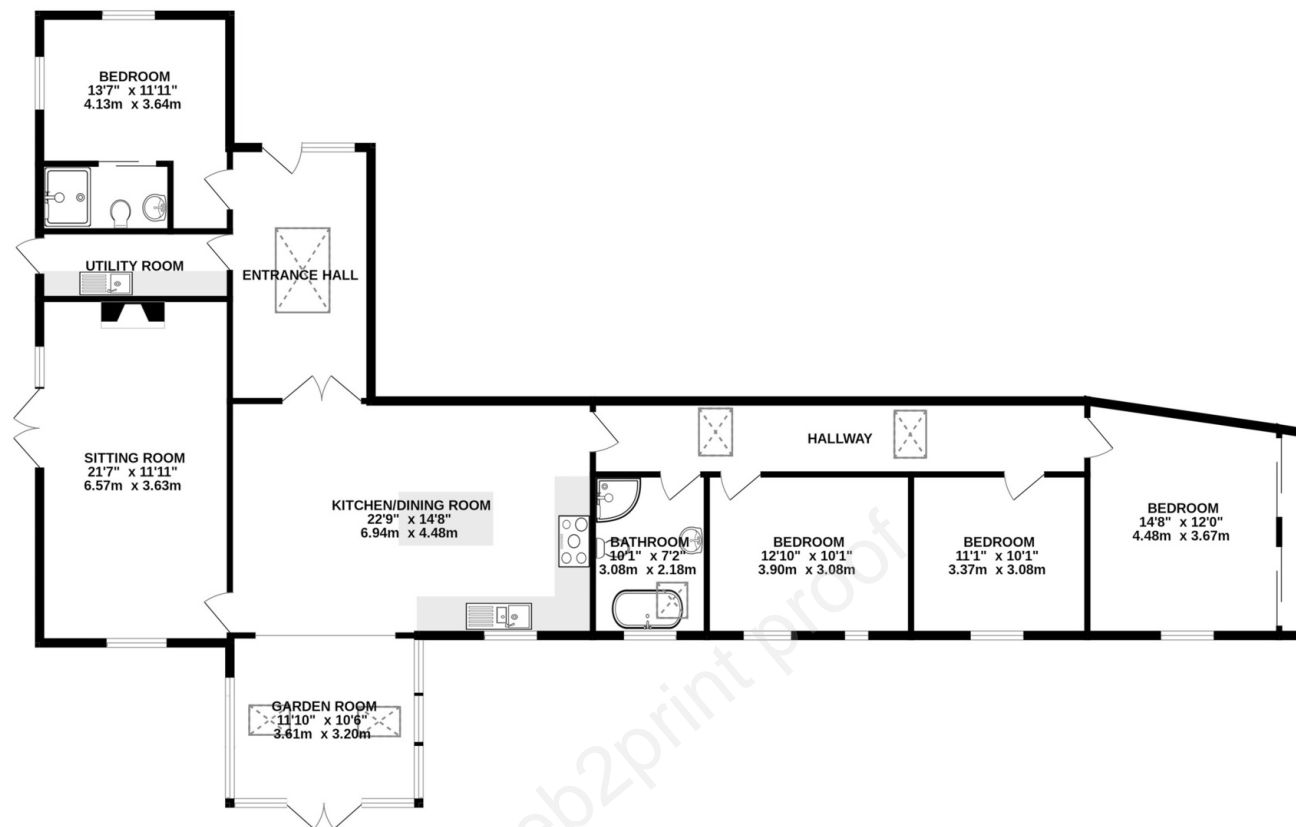
Council Tax: Band D North Norfolk District Council £2,298.61 p.a. (2025-2026)

Tenure: Freehold

Viewings: Strictly by appointment with Big Skies Estates.







LOWER BARN, EDGEFIELD.

TOTAL FLOOR AREA : 1710 sq.ft. (158.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	76	82
England, Scotland & Wales		