



**The Old Post Office, Edgefield
Offers in Excess of £800,000**

BELTON DUFFEY



THE OLD POST OFFICE, THE GREEN, EDGEFIELD, NORFOLK, NR24 2AL

A beautifully refurbished detached period house situated in a lovely position next to the village pond. No chain.

DESCRIPTION

The Old Post office is an imposing detached period property dating from the 18th century. Lying within a Conservation Area, the house enjoys a picturesque setting in the centre of this lovely rural village located in the much sought after Glaven Valley. The triangular village green is surrounded by attractive period properties - well spaced out and enjoying real community character with the large adjacent pond adding to the sense of openness.

The house has been recently refurbished to a very high standard by the current owners with 4 bedrooms (2 en-suite) as well as 3 reception rooms, kitchen/breakfast room, utility and cellar. Outside, the parking area has space for up to 4 cars as well as a good sized garage (currently used as a gym) with an attractively landscaped rear garden.

SITUATION

Edgefield is a rural village located within the Glaven Valley and made up of predominantly period and historic properties around the village green Conservation Area - the communal centre of the village featuring the war memorial, village sign and village hall. Nearby is the much celebrated family friendly village inn with spa facilities, The Pigs, which offers a wide range of real ales, meals and accommodation with fresh produce available from Edgefield Nurseries a short drive away.

Holt is around 4 miles away, a charming Georgian market town with the famous Gresham Public School to the east-side. Holt has a full range of shops, restaurants, doctors and dentist surgeries and the well known Bakers and Larners foodstore and is surrounded by undulating well-wooded countryside, approximately 8 miles from the north Norfolk coast at Blakeney, 12 miles from the market town of Fakenham and 17 miles to the cathedral city of Norwich, with its mainline station to London and airport.

DINING ROOM

4.24m x 4.06m (13' 11" x 13' 4")

A lovely space for entertaining and eating with an inglenook fireplace housing a wood burning stove on a pamment tiled hearth with a bressumer beam over, cupboard to the side . Exposed ceiling beams, oak flooring, recessed display shelving, wall lights, window to the front, door to the inner lobby and an opening to:

DRAWING ROOM

6.42m x 4.24m (21' 1" x 13' 11")

An impressive, light and airy room with inglenook fireplace housing a wood burning stove on a pamment tiled hearth with a bressumer beam over and storage cupboards to the sides. Recessed display shelves, exposed ceiling beams, bay windows to the front providing lots of natural light, glazed door leading into:



REAR HALL

Staircase leading up to the first floor landing with a door under opening onto a staircase down to the cellar. Oak flooring, partly glazed timber door leading outside to the rear garden, door to the sitting room and an opening to the kitchen/breakfast room.

CELLAR

Providing useful dry storage with a strip light.

SITTING ROOM

4.9m x 4.45m (16' 1" x 14' 7")

Inglenook fireplace housing a wood burning stove on a pamment tiled hearth with a bressumer beam over. Exposed ceiling beams, pine floorboards, wall lights and a window overlooking the rear garden.

KITCHEN/BREAKFAST ROOM

4.75m x 4.45m (15' 7" x 14' 7")

Exposed brick fireplace housing a cream oil-fired Aga with a bressumer beam over and tiled splashback. Range of painted cobalt blue base and wall units including open fronted shelving, with black granite worktops incorporating a white ceramic double bowl butler sink and white metro tile splashbacks. Space and plumbing for a dishwasher. Peninsula with a white granite worktop, space under for stools and integrated appliances including a Gaggenau induction hob, Gaggenau electric oven and wine fridge. Room for a freestanding fridge freezer, herringbone tiled floor, exposed ceiling beams, window overlooking the rear garden and an opening to:

INNER LOBBY

Connecting the kitchen/dining room, utility/boot room and dining hall.

UTILITY/BOOT ROOM

4.45m x 4.32m (14' 7" x 14' 2")

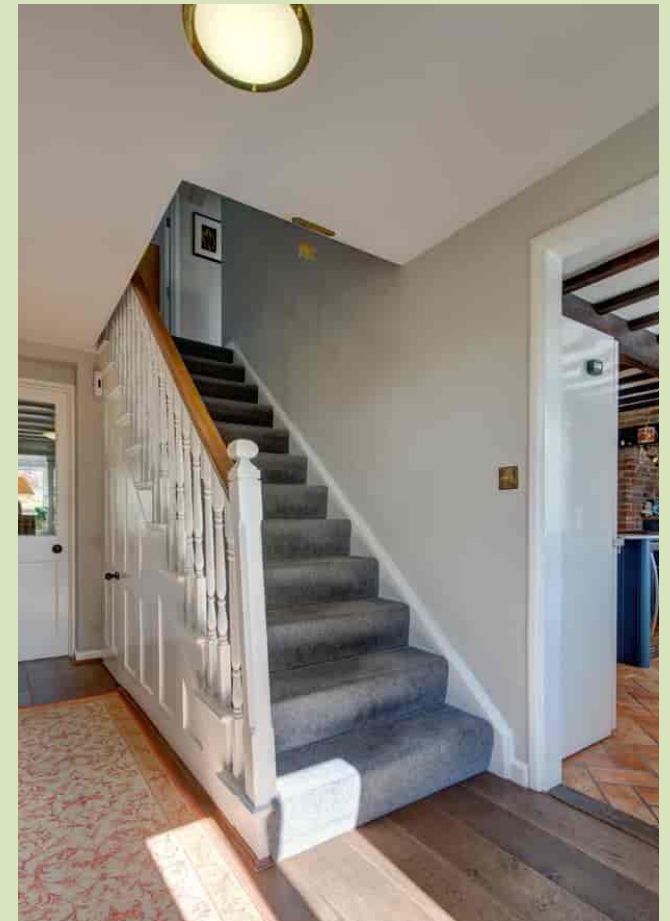
A extensive range of duck egg blue base and wall units with quartz worktops incorporating a butler sink. Spaces and plumbing for a washing machine, tumble dryer and second dishwasher and free standing fridge/freezer. Oil-fired boiler, 3 built-in cupboards, 1 housing the hot water cylinder, doors to the pantry and cloakroom. Herringbone tiled floor, 2 windows overlooking the rear garden and a partly glazed timber door leading outside.

PANTRY

Fitted wall shelves, space for a fridge freezer, herringbone tiled floor and a window to the side.

CLOAKROOM

Traditional wash basin and WC, tiled floor and partly tiled wall, extractor fan and a window to the front.



FIRST FLOOR LANDING

Galleried landing with doors to the 4 bedrooms and family bathroom, loft hatch.

BEDROOM 1

4.55m x 4.45m (14' 11" x 14' 7")

Original cast iron fireplace with built-in cupboards to the sides, window overlooking the rear garden and a door leading into:

EN SUITE SHOWER/DRESSING ROOM

Large shower cubicle with a chrome mixer shower, vanity cupboard with a granite worktop incorporating a ceramic basin, WC. Laminate oak flooring, chrome towel radiator and 2 windows to the front and side. Access to dressing area where there is space for fitted wardrobes etc.

BEDROOM 2

5.02m x 4.45m (16' 6" x 14' 7")

Original cast iron fireplace with built-in cupboards to the sides, window to the rear and a door leading into:

EN SUITE SHOWER ROOM

Shower cubicle with a chrome mixer shower, vanity cupboard incorporating a wash basin, WC. Tiled floor and walls, chrome towel radiator and a small leaded glass window.

BEDROOM 3

5.02m x 3.21m (16' 6" x 10' 6")

Original cast iron fireplace and a window to the front.

BEDROOM 4

3.21m x 3.18m (10' 6" x 10' 5")

Window to the front.

FAMILY BATHROOM

A white suite comprising a panelled bath with a traditional shower mixer tap and chrome mixer shower over, glass screen, pedestal wash basin, WC, shaver socket. Tiled floor and partly tiled walls, chrome towel radiator and a window to the rear.



OUTSIDE

The Old Post Office is situated in a prominent position on The Green adjacent to the village pond and standing behind gravelled frontage with space for planters and leading to the front entrance door with outside light. A driveway to the side leads to a parking area where there is space for up to 4 cars and a dedicated log store.

A metal pedestrian gate opens onto the attractively landscaped rear garden which comprises an extensive sandstone paved terrace with a good sized lawn beyond. Hedged and fenced boundaries with well stocked plant and shrub borders, outside tap and lighting. To the side, there is a small screened courtyard area, suitable for bin storage and providing access to the outside store and a gate to the front of the property.

GARAGE/STUDIO

8.97m x 2.68m (29' 5" x 8' 10")

A flexible and large garage/studio currently used as a gym with double doors to the front, 2 pedestrian doors to the side and 3 Velux windows. Integral door into house.

OUTSIDE STORE

Useful outside store containing 2 metal oil storage tanks.

DIRECTIONS

From Holt, head south towards Norwich on the B1149 for approximately 3 1/2 miles into the village of Edgefield and turn right at the village green. Pass the pond on your left and you will see The Old Post Office immediately on the left-hand side.

OTHER INFORMATION

Mains water, private drainage and mains electricity. CCTV Security System. Oil-fired central heating to radiators. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

TENURE

This property is for sale Freehold.

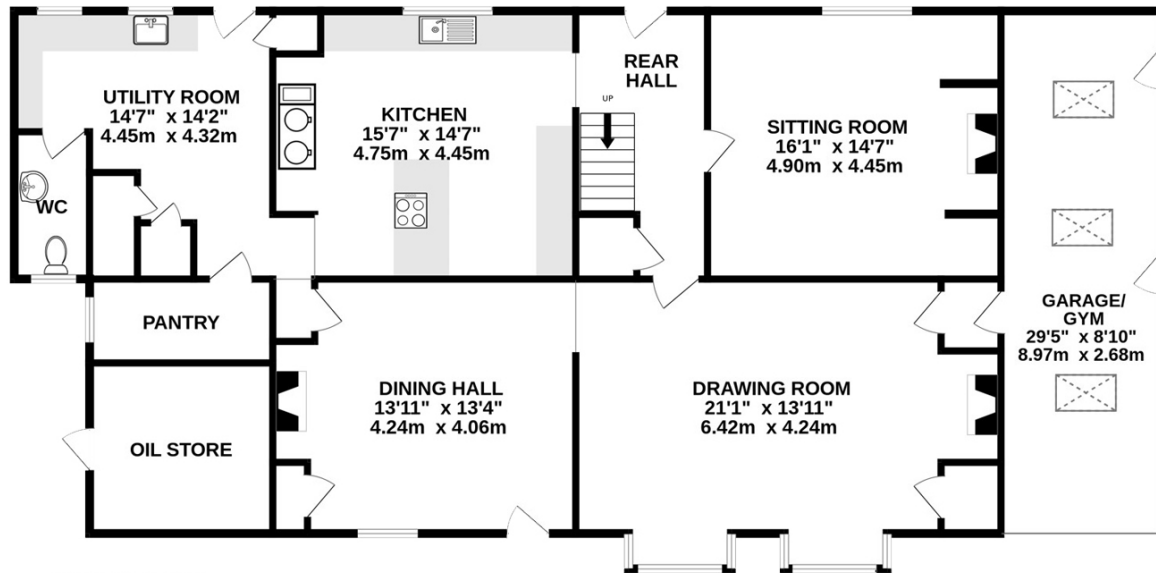
VIEWING

Strictly by appointment with the agent.



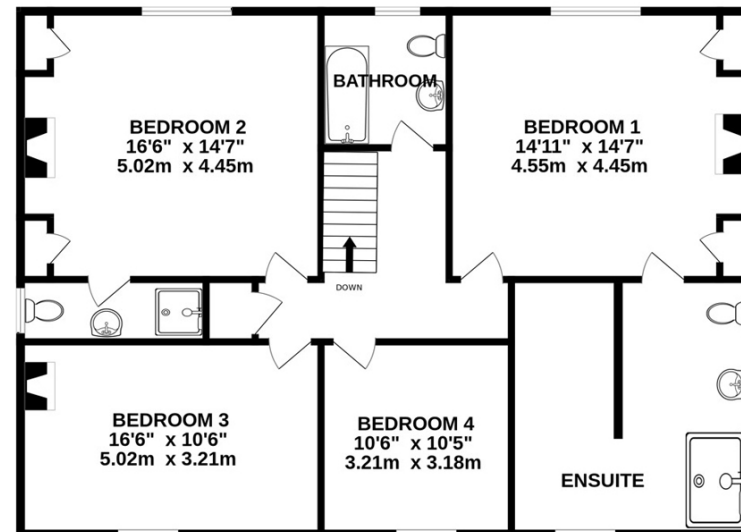
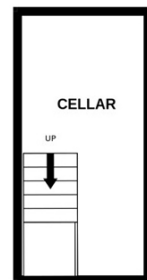
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TOTAL APPROX. FLOOR AREA 2976 SQ.FT (276 SQ.M.)



GROUND FLOOR
1745 sq.ft. (162.1 sq.m.) approx.

1ST FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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