



Five Oaks, Mill Road, Edingthorpe

Offers Over £750,000

Five Oaks, Mill Road

Edingthorpe, North Walsham

Tucked away in a peaceful corner of Edingthorpe, this exquisite barn conversion offers a rare blend of rural charm and refined living. Set on approximately one-third of an acre (stms) at the end of a private lane, the property presents an idyllic lifestyle opportunity for those seeking space, style, and seclusion. Inside, beautifully balanced interiors include a light-filled entrance hall, a grand sitting room with exposed beams and a striking brick fireplace, and a thoughtfully updated farmhouse kitchen with a Rangemaster oven and central feature fireplace. Three bedrooms, including two generous doubles, are complemented by a newly fitted family bathroom and a versatile study, ideal for working from home. The expansive garden, backing onto a private woodland, features a patio, a raised seating area with a summerhouse, and well-established borders—all designed to make the most of outdoor living. With a gated driveway, detached garage, and greenhouse, every element supports a lifestyle of comfort, creativity, and serenity.





Five Oaks, Mill Road

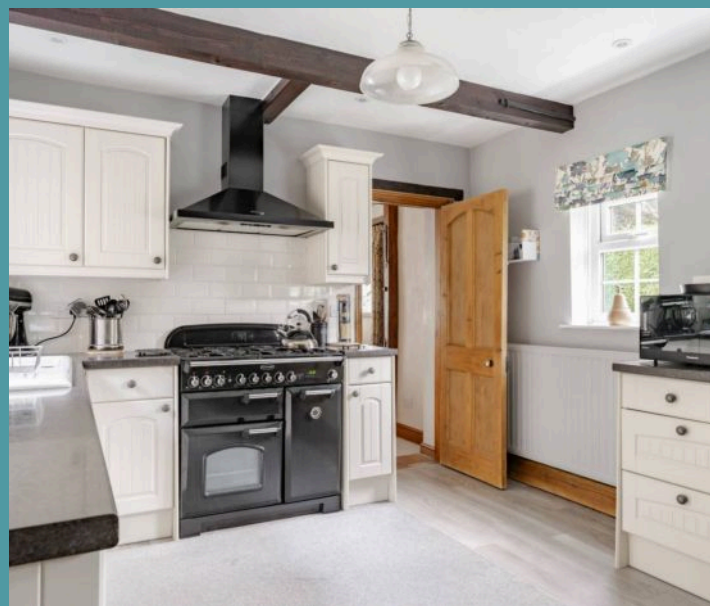
Edingthorpe, North Walsham

Location

Mill Road is a quiet country lane situated in the rural village of Edingthorpe, located in the heart of North Norfolk, approximately 2 miles inland from the North Sea coast and 3 miles north-east of North Walsham. The road meanders through a predominantly agricultural landscape, dotted with traditional Norfolk cottages and mature hedgerows, offering a peaceful setting with views over open fields and easy access to nearby countryside walks, including those around the historic All Saints Church.

While Edingthorpe itself is a small, scattered village without its own shop or school, essential amenities are conveniently located in the nearby towns and villages. The closest shops, including supermarkets, convenience stores, pharmacies, and cafés, can be found in North Walsham, a short 5 to 10-minute drive away. For education, local children typically attend Bacton Primary School, just under 2 miles to the east, or Mundesley Junior and Infant Schools, both also within a 10-minute drive. North Walsham High School serves as the main secondary option for the area.

Transport links, while rural, remain accessible. Though there is no direct public bus through Mill Road, a community Dial-a-Ride service offers scheduled transport to and from North Walsham. For broader travel, North Walsham railway station, on the Bittern Line, provides direct train services to Norwich and Cromer, making commuting or leisure travel manageable. Road access to the A149 and A140 connects the village to larger road networks, and Norwich International Airport is approximately 40 minutes away.





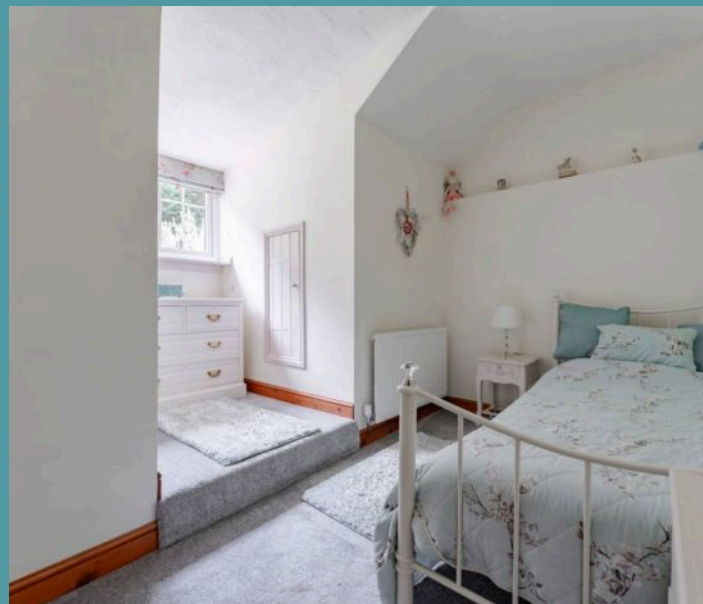
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From the moment you arrive, the residence exudes a sense of calm and exclusivity. A large, gated shingle driveway welcomes you with ample off-road parking for multiple vehicles, flanked by a detached garage for practical storage.

Step inside through the bright and airy entrance hall, where traditional oak doors and clean lines set a warm and inviting tone. The interiors flow with ease, showcasing generous and flexible accommodation designed to suit evolving family lifestyles. At the heart of the home lies the grand sitting room—an atmospheric space framed by exposed ceiling beams and a magnificent brick-built fireplace with an inset wood burner, creating an irresistible backdrop for cosy evenings or refined entertaining.

The farmhouse-style kitchen has been thoughtfully updated with new cabinetry and a host of modern conveniences, including a Rangemaster oven and integrated dishwasher. A central feature fireplace adds character to the dining area, while a connected utility room discreetly manages the demands of everyday living. A versatile study caters to home working or quiet reading, while a stylish ground floor shower room offers added functionality.





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Upstairs, three well-proportioned bedrooms await, two of which are generous doubles, each filled with natural light and views of the surrounding greenery. The newly installed family bathroom comprises of a stylish three-piece suite, finished to an excellent standard.

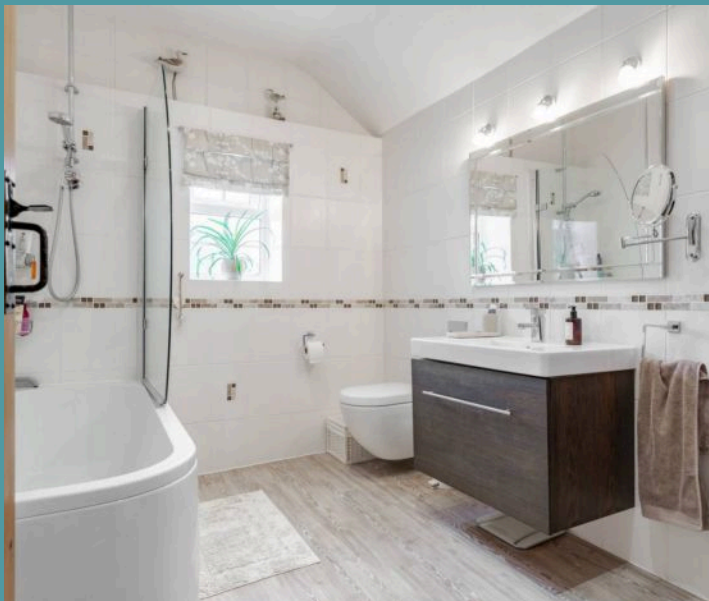
Outside, the lifestyle offering truly comes to life. The expansive rear garden is bordered by tall mature trees, backs directly onto the private woodland—a beautiful backdrop for everyday living. Whether hosting garden parties, indulging your green thumb, or simply enjoying the fresh air, this space invites relaxation and creativity. A winding pathway leads through well-tended lawn and flourishing beds, to a raised seating area with a summerhouse, providing a charming vantage point from which to enjoy the afternoon sun or entertain guests.

Beautifully presented and effortlessly liveable, this remarkable home offers the perfect balance between countryside seclusion and modern-day convenience—an exceptional retreat in one of Norfolk's most desirable rural settings.

Agents note

Freehold

Shared lane owned by Five Oaks.





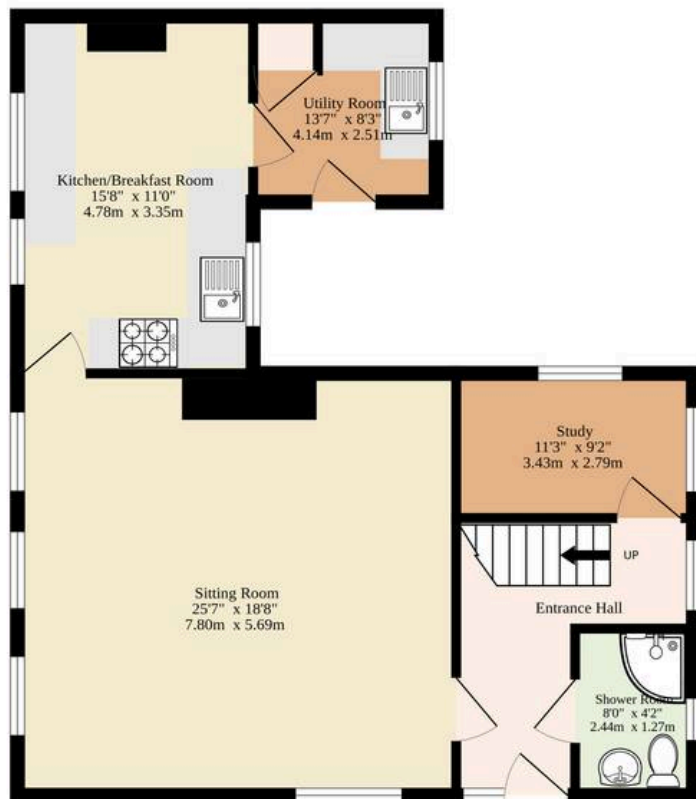
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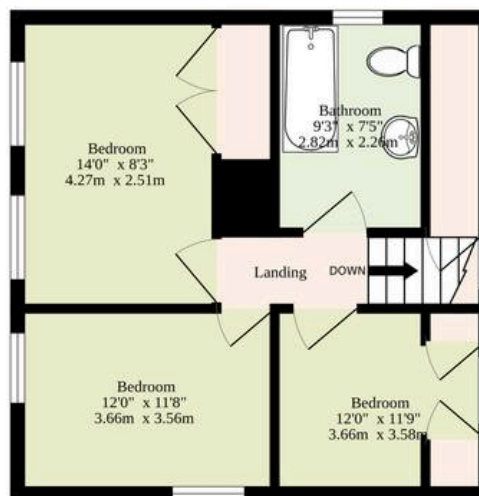
- Beautiful barn conversion proudly positioned on 1/3 of an acre (stms), down a private lane in the North Norfolk village of Edingthorpe
- Perfectly suited to family living, showcasing spacious and flexible accommodation, ready to adapt to your own preferences and style
- Grand sitting room accentuated by a striking brick-built fireplace with an inset wood burner and exposed beams, inviting relaxation and entertaining
- Farmhouse-style kitchen equipped with new cabinetry, a Rangemaster oven, an integrated dishwasher and a central feature fireplace
- A functional utility room for laundry essentials, a versatile study suitable for someone who works from home and a ground floor shower room
- Three bedrooms, two of which are doubles, along with a newly installed family bathroom
- An expansive garden that backs onto a woodland, offering endless possibilities for outdoor activities and enjoyment, ideal for hosting garden parties, gardening or simply enjoying the quiet setting
- A large, gated shingle driveway providing ample off-road parking for multiple vehicles and a detached garage for storage options



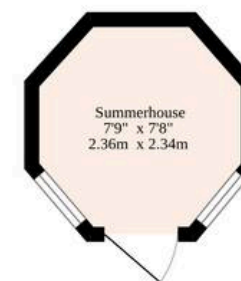
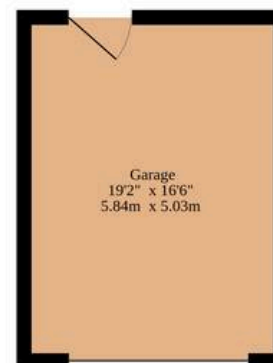
Ground Floor
1060 sq.ft. (98.5 sq.m.) approx.



1st Floor
502 sq.ft. (46.6 sq.m.) approx.



Outbuildings
380 sq.ft. (35.3 sq.m.) approx.



Sqft Includes The Garage And The Summerhouse

TOTAL FLOOR AREA : 1942 sq.ft. (180.4 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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