



Bay House Norwich Road, Edgefield

Melton Constable

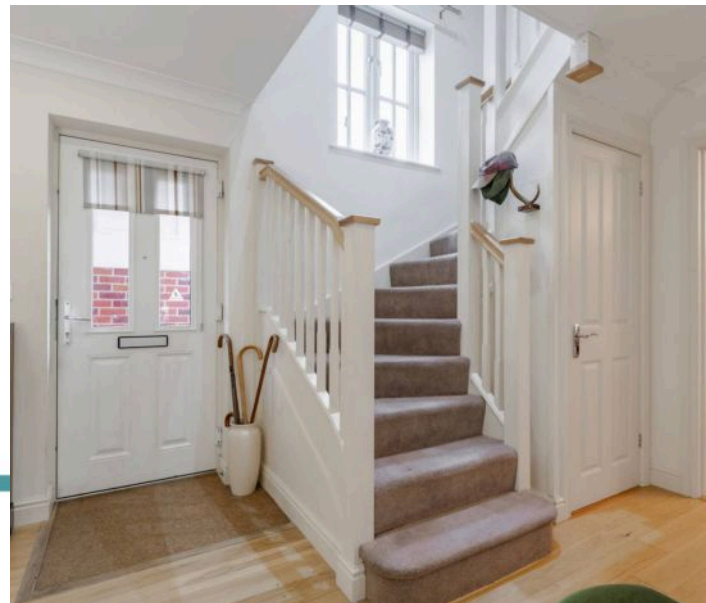


In Excess of £475,000
Minors & Brady

Bay House Norwich Road

Edgefield, Melton Constable

Step into a life of comfort, style, and countryside charm with this exceptional chain-free detached residence in the highly desirable village of Edgefield. Built in 2015, this beautifully presented family home offers spacious and flexible living throughout, including three double bedrooms, a stylish en-suite, and generous reception areas perfect for both relaxing and entertaining. With a high-spec kitchen/dining room, elegant sitting room with wood burner, and seamless indoor-outdoor flow via French doors, every detail has been considered for modern living. A private garden, large driveway, garage, and functional utility room complete this rare offering—ready to move into and make your own.



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Location

Norwich Road serves as the main route through the picturesque village of Edgefield in North Norfolk, offering a charming mix of rural tranquillity and accessibility. Lined with traditional flint cottages and surrounded by open countryside, the road forms the backbone of the village and is home to the much-loved Pigs Pub—a renowned gastropub that draws visitors from across the region for its locally-sourced food, relaxed atmosphere, and family-friendly gardens. While Edgefield itself is a quiet community with no major shopping outlets, everyday amenities such as supermarkets, post offices, and a broader selection of shops are easily reached in the nearby market town of Holt, just a 10-minute drive north. Local schools include primary options in Holt, Corpusty, and Melton Constable, while secondary education is accessible in Holt and Cromer. Healthcare needs are served by GP practices and dental clinics in Holt, with larger hospitals located in Norwich and Cromer. Transport links are modest but sufficient; Norwich Road forms part of the B1149, providing direct access south to Norwich and north to the coast, while limited rural bus services connect Edgefield with surrounding villages and towns. Although there is no train station in the village, rail access is available in Sheringham or North Walsham.



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Step into a spacious and welcoming entrance hall that sets the tone for what's to come, thoughtfully appointed with a convenient cloakroom/WC for visiting guests. The heart of the home is a beautifully proportioned sitting room—calm, inviting, and effortlessly stylish. Here, a wood-burning stove adds warmth and character, while French doors spill out onto the rear garden, creating an ideal setting for both relaxed evenings and sophisticated entertaining.

At the rear of the property, the open-plan kitchen and dining area serves as a social hub for daily living and weekend hosting. Featuring sleek wall and base cabinetry, an integrated double oven, induction hob, and built-in dishwasher, the kitchen has been designed with both function and style in mind. French doors frame the dining space and lead directly onto the patio—offering that desirable indoor-outdoor flow for al fresco meals and morning coffees. A separate utility room discreetly handles laundry and storage needs, keeping the living areas serene and clutter-free.

Upstairs, the home continues to impress with three generous double bedrooms, each complete with built-in wardrobes. The principal bedroom benefits from its own private en-suite, while a modern family bathroom serves the remaining rooms with elegance and ease.



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Outside, a carefully landscaped and private rear garden awaits. A paved patio offers the perfect spot for summer gatherings or quiet reflection, while a neatly kept lawn and thoughtfully planted beds add a touch of natural beauty and year-round colour. The front of the home is equally appealing, with a large shingle driveway offering ample off-road parking alongside a detached garage, ideal for secure storage or hobby use.

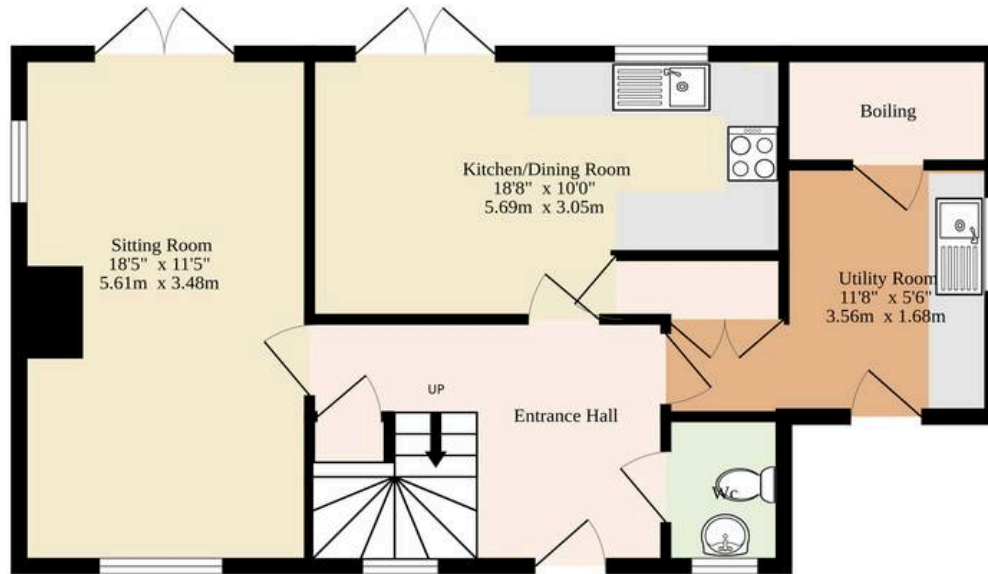
Agents note

Freehold

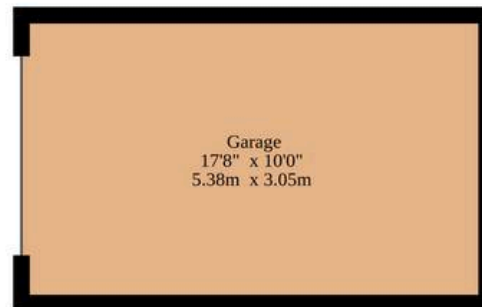
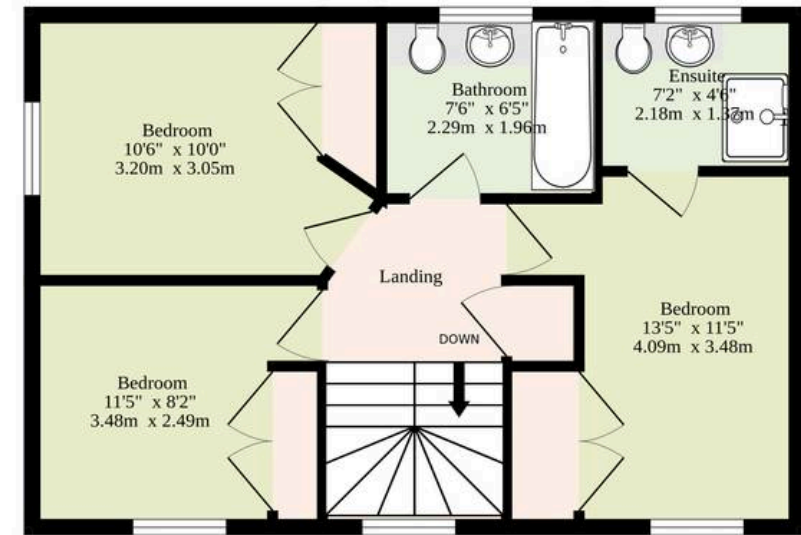


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Ground Floor
749 sq.ft. (69.6 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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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