



8 The Limes, Edgefield

Melton Constable



Minors & Brady

8 The Limes

Set within the Edgefield development, The Limes presents a refined opportunity to secure a beautifully appointed mid-terraced home through the flexibility of shared ownership, available between 40% and 80%. Blending timeless red-brick architecture with light blue accents, the property exudes contemporary elegance within a tranquil village setting. Inside, the accommodation is thoughtfully designed, offering a balance of style and practicality with generous living areas and modern finishes throughout. The landscaped garden provides a private setting, perfectly arranged with terraces, lawn, and floral borders. Two allocated parking spaces further enhance the convenience of this desirable home. A truly distinguished choice for those seeking an elegant first step onto the property ladder in a highly desirable North Norfolk location.

- **Agents Note**

Sold Leasehold (120 years remain)

Connected to LPG gas heating, mains water, electricity and drainage.

Maintenance: £250 paid annually

Rent: TBC





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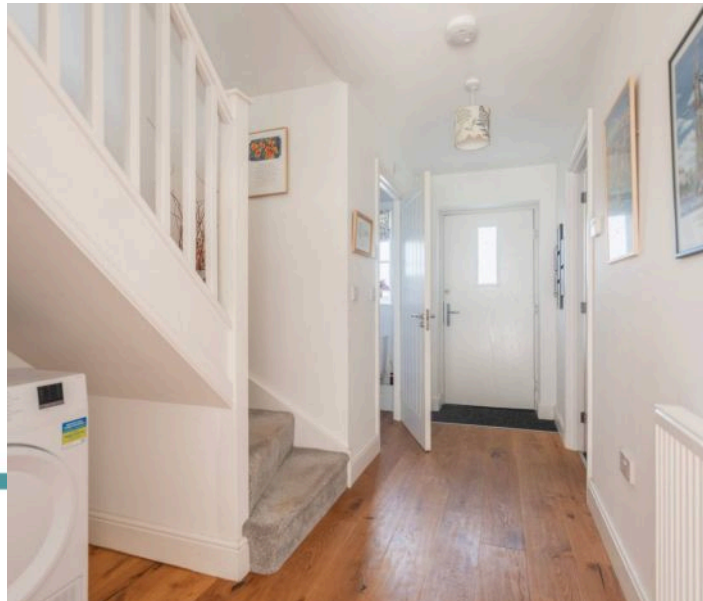
The Location

The Limes serves as a central 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 area 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, family-friendly gardens, and recently added spa facilities, making it a true destination in its own right.

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.

Holt is also home to Gresham's School, a prestigious independent day and boarding school with a long-standing reputation for academic excellence and a rich heritage dating back to 1555.

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; The Limes sits within Edgefield just off the B1149, providing direct access south to Norwich and north to the coast, while limited rural bus services connect the village with surrounding areas. Although there is no train station in Edgefield itself, rail access is available in Sheringham or North Walsham.



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The Limes, Edgefield

Situated in the desirable and well-regarded Edgefield development, signposted as *The Limes*, this beautifully presented mid-terraced home offers an ideal opportunity for those looking to take their first step onto the property ladder through shared ownership. The home is part of an attractive row of modern, varied red-brick properties, each finished with a stylish exterior and light blue front doors that perfectly complement the contemporary design.

The property welcomes you with a bright entrance hall leading to a convenient ground floor WC. The kitchen is fitted with neutral units, wood-effect work surfaces, and provides ample space for appliances. Cleverly designed, the generous understairs space has been used by the current vendor to accommodate additional appliances, demonstrating the practicality of the home.

To the rear, the lounge and dining area provide a versatile and inviting living space, complete with storage and patio doors opening out to the garden. Upstairs, you will find two well-proportioned bedrooms, both enhanced by classy built-in wardrobes, along with a modern three-piece bathroom.



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The rear garden is beautifully landscaped and thoughtfully designed, featuring a terraced seating area leading onto a lawn, bordered by flowers and mature shrubs. A quaint shed is positioned at the bottom of the garden, highlighting the option for further storage solutions.

Externally, the property benefits from two allocated parking spaces located at the rear. The home is offered on a shared ownership basis, with buyers able to purchase between 40% and 80% of the property, making it a flexible and affordable way to own a home. Shared ownership not only reduces the initial deposit required but also makes stepping onto the property ladder far more achievable for first-time buyers.

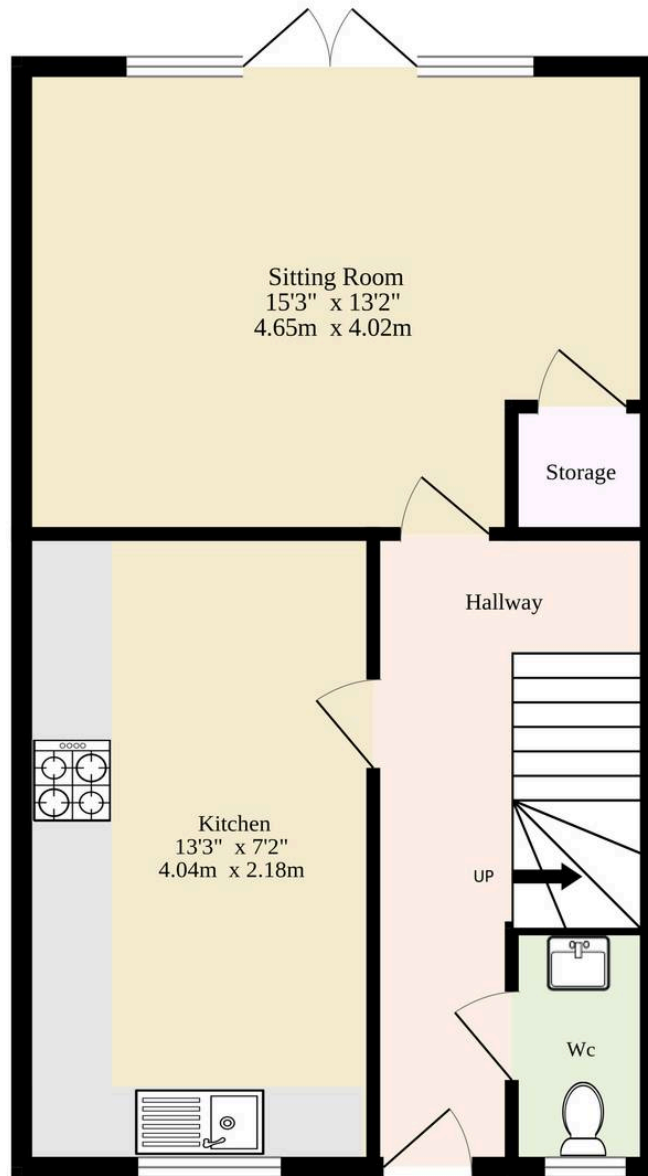
This property represents an exciting opportunity to secure a modern, stylish home in a sought-after location, with the added advantage of shared ownership flexibility.

This property is available on a shared ownership basis. Please note that eligibility criteria apply and purchasers must meet specific requirements set by the housing provider. This may include income thresholds, residency status and other affordability assessments.

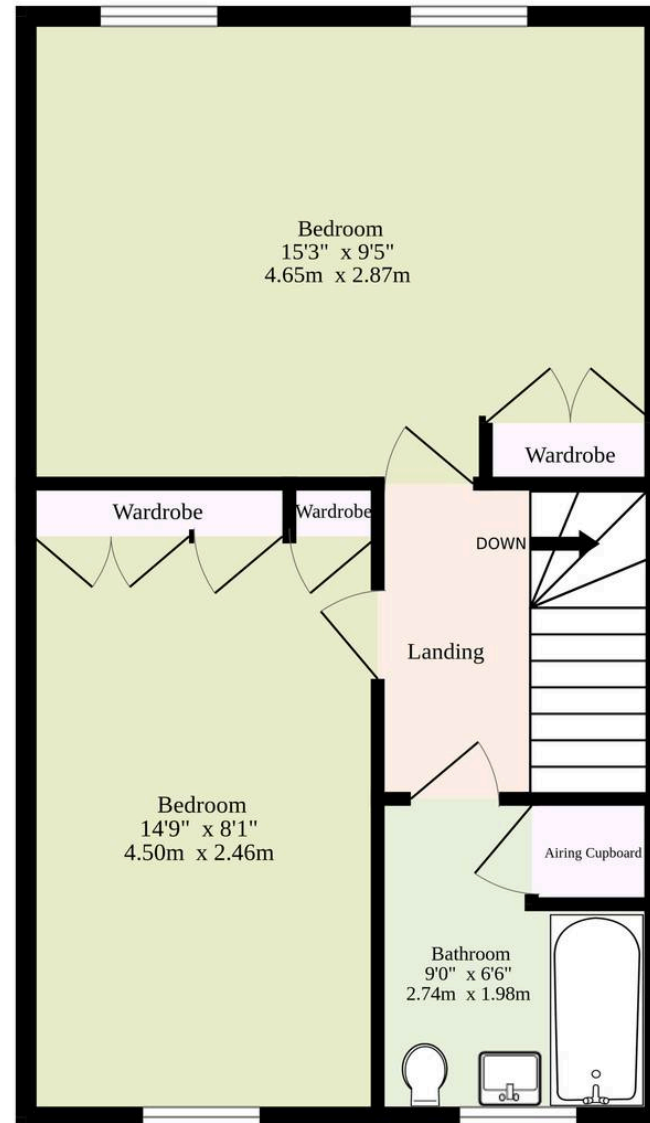
If you are interested in purchasing this property, we strongly recommend contacting us to discuss your eligibility and to begin the application process. All interested parties will be required to register and be approved by the relevant housing association or shared ownership provider prior to any offer being considered.



Ground Floor
419 sq.ft. (38.9 sq.m.) approx.



1st Floor
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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Minors & Brady
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