



6 Holt Road, Edgefield

Melton Constable



Minors & Brady



Amidst sweeping countryside vistas where time seems to slow, this beautifully renovated red brick home in the heart of Edgefield perfectly balances rural charm with modern comfort. Generous gardens and ample parking provide room for recreation or the potential for a future garage (stp). Inside, an inviting hallway leads to a sitting room with durable flooring and an open fireplace, ready for cosy evenings or a log burner upgrade. The kitchen has been thoughtfully reimagined, with dual-aspect windows, abundant storage a breakfast bar, and a light-filled dining area with patio doors creating indoor-outdoor living. Additional storage and a stylish ground-floor bathroom with a P-shaped bath, vanity unit and heated towel rail combine practicality with elegance. Upstairs, three spacious bedrooms each enjoy uninterrupted views of the surrounding countryside, bringing light to every morning. Perfect for families or anyone seeking a turn-key home with room to personalise. With its idyllic location, flexible layout, and charming features throughout, this property offers a rare opportunity to embrace village life at its finest.

- This property is located in the heart of Edgefield, offering a village lifestyle with excellent connectivity to Holt, Norwich and the North Norfolk coast
- Inviting sitting room with an open fireplace and the option to install a log burner for cosy evenings
- Close to the much-loved Pigs Pub, offering gastropub dining and a spa with both day and evening experiences for luxury on your doorstep
- Excellent schooling nearby, including primary schools, secondary options, and the prestigious historic Gresham's School
- Ample off-road parking with the potential for a future garage (stp), perfect for families or hobbyists
- Contemporary kitchen with dual-aspect windows, abundant storage, breakfast bar, and a light-filled dining area with patio doors for seamless indoor-outdoor living

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# 6 Holt Road

Edgefield, Melton Constable

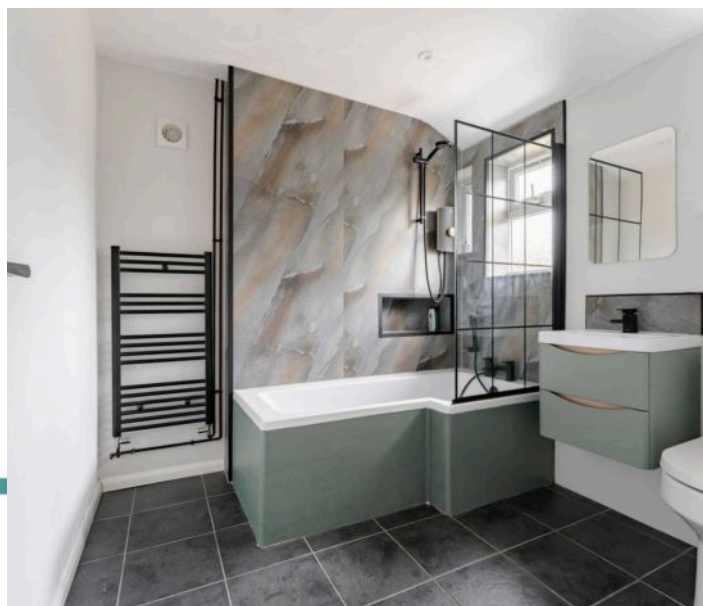
## The Location

Holt Road 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 a spa offering both evening spa experiences and day spa treatments, providing a touch of luxury right on your doorstep.

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; Holt Road provides 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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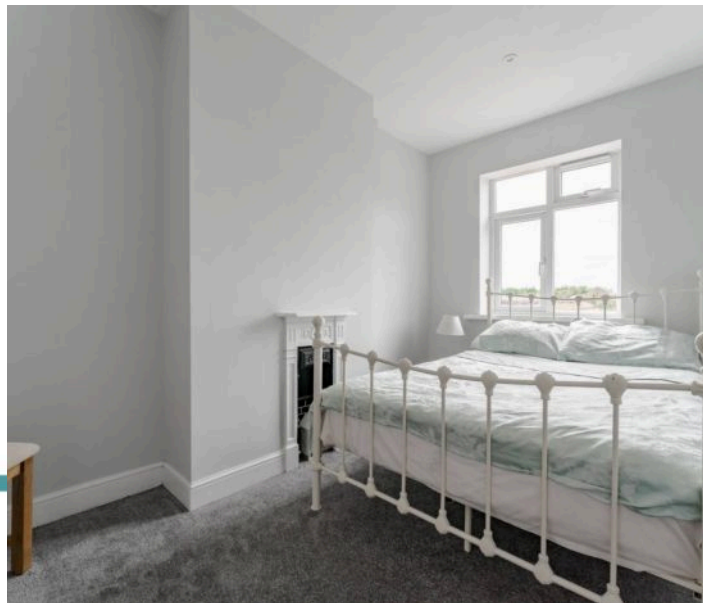
### Holt Road, Edgefield

Placed in the heart of Edgefield, renowned for its slow-paced lifestyle yet superb connectivity, this beautifully renovated red brick home offers the perfect blend of country charm and modern convenience. Positioned to enjoy sweeping views of fields both to the front and rear, the property boasts ample parking and a generous garden plot – ideal for recreation or for anyone dreaming of a future garage (stp), as the space is simply abundant.

Step inside to an inviting entrance hallway, where stairs ascend gracefully to the first floor. To your left, the sitting room welcomes you with a neutral design palette and durable, hard-wearing flooring.

The open fireplace provides a lovely focal point, with the potential to install a log burner for those cosy evenings.

The heart of the home has been thoughtfully reimagined. Where many similar homes would place the dining area, this property maximises space with a contemporary kitchen featuring dual-aspect windows, abundant storage, and the option for a pantry cupboard.



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A breakfast bar offers casual dining, while an adjoining light-filled dining area, complete with patio doors to the garden, creates an easy indoor-outdoor flow. Another large storage cupboard adds practicality, ideal for utilities or general storage.

The ground floor also accommodates a luxurious bathroom, with a P-shaped bath, modern sanitaryware, a sink with vanity storage beneath, and a heated towel rail – combining style with everyday functionality.

Upstairs, three generously proportioned bedrooms each benefit from stunning countryside views, making every morning a delight. This home is perfectly suited to family life or as a peaceful village retreat, offering turn-key readiness with space to grow and personalise. With its idyllic location, flexible layout, and charming features throughout, this property is an exceptional opportunity to enjoy village living at its finest.

### Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

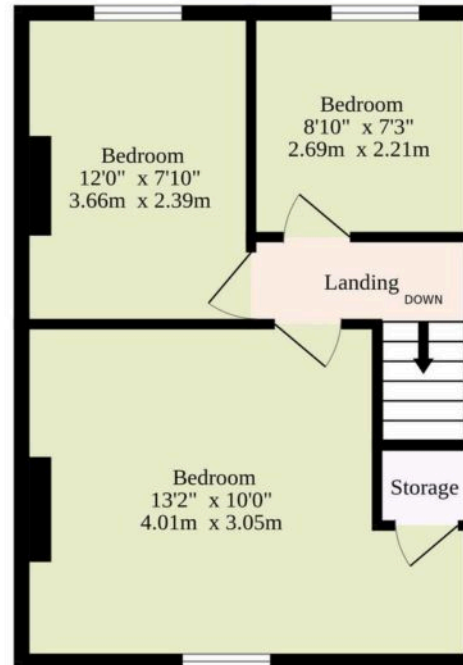
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Ground Floor  
468 sq.ft. (43.5 sq.m.) approx.



1st Floor  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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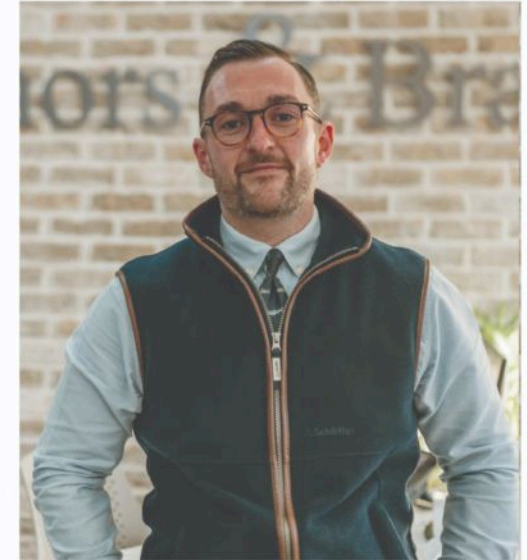
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