



## AN EXCELLENT NEWLY CONVERTED FAMILY HOME WITH EXTENSIVE LIVING SPACE

IVY HOUSE  
EDGEFIELD

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EDGEFIELD, NR24 2RJ

Entrance hall ♦ open plan kitchen/breakfast/sitting room  
♦ open plan living/entertaining room ♦ study ♦ play room  
utility ♦ WC x 2

Master double bedroom with en-suite bathroom and walk in wardrobe ♦ double bedroom with en-suite bathroom ♦ three further double bedrooms ♦ family bathroom

Opportunity for ancillary accommodation/gym/studio

Double car port ♦ parking ♦ courtyard garden ♦ terracing gardens and grounds in all 1.16 acres (est).

Holt 3 miles, Blakeney 8 miles

### The Property

Ivy House is a superb newly created family home with extensive living space, skilfully converted by The Stody Estate and sympathetically blending modern living space within the charm of a period building.

Finished to a high standard, the house offers circa 4119 square feet of living space, with fantastic open plan living, alongside separate rooms in a more conventional style, and all within a short drive of the popular Georgian town of Holt, with the famous Norfolk coastline a few miles beyond.

The house enjoys light and airy accommodation courtesy of generous ceiling heights, and plenty of natural light through clever placing of windows, and many sets of bi-fold doors. The main entrance, onto engineered oak which continues throughout the ground floor rooms, feeds through to a wonderful open plan kitchen/breakfast/sitting room, with bi-fold doors out to the courtyard garden terrace, and a further set of bi-folds out to a south facing terrace, both areas ideal for outside dining. The bespoke kitchen, with vaulted ceiling and large central island, has integrated Neff appliances including coffee machine, two ovens, fridge, freezer and dishwasher, with a breakfast bar and plenty of work space on quartz surfaces – functional and stylish. The main living and entertaining space is at the centre of the house, a vast area ready to be configured in many different ways to suit any lifestyle.









This area, measuring 48'4" x20'1", is complete with bi-fold doors out to the terrace, floor to ceiling windows and a large woodburner. Other ground floor rooms include a play room/dining room, study, both with bi-fold doors and attractive exposed flint walls, a useful utility plus several store and cloak cupboards, two WC's and direct access into the integral car ports.

An oak staircase gives access to the mezzanine landing, leading to all five double bedrooms. The wonderful master bedroom is complete with en-suite bath/shower room, walk in wardrobe and south facing views of the gardens and grounds. The landing leads on to a further en-suite bedroom, and three further bedrooms, two with built in wardrobes, and all served by a large family bath/shower room. All bedrooms enjoys good views of the surrounding gardens and rolling countryside beyond.

The house benefits from underfloor heating throughout the ground floor.

### Attached Outbuildings

Attached to the north end of the house are a range of former outbuildings, with two large storage units immediately available with the opportunity for conversion to ancillary accommodation subject to gaining the necessary planning consents. This could have access both into the main house and its own external door. The buildings have plenty of charm and character and have been re-roofed but otherwise intentionally left for the next owner to convert to their requirements as it could be utilised in a variety of different ways.

### Outside

Ivy House is approached from the west, off a quiet country lane onto a gravelled drive, sweeping up to a large private parking area adjoining the house and leading to the double car port.

The property enjoys over an acre of gardens and grounds, predominantly south facing, with many points of interest. The majority of the gardens will be lawn, recently seeded, with a main expanse to the south with a shelter belt of mature trees on the boundary, with newly planted hedge and young trees. This area is a blank canvas for further landscaping with space for a tennis court and/or swimming pool if required. To the west of the house is a delightful enclosed courtyard, set between traditional walls with a large raised terrace adjoining the house. This large area is ideal for outside dining, being sheltered and a south-westerly aspect.

A striking oak framed gable provides a spacious covered area by the main entrance, with the double car port providing useful storage, together with further storage in outbuildings to the rear of the house.

### Situation

Ivy House is positioned on the edge of the popular village of Edgefield, with renowned pub 'The Pigs' and highly regarded garden centre and nursery. The property is part of the surrounding Stody Estate, a thriving country estate famous for it's rhododendron and azalea gardens, many feature events throughout the year and agricultural and conservation enterprises.





The Estate provide permissive access to the estate to enjoy the countryside, further details to be found at [www.stodyestate.co.uk](http://www.stodyestate.co.uk). There are a network of bridleways and footpaths accessible from the village.

The bustling Georgian town of Holt is only 3 miles, famous for its boutique shopping including Bakers & Larners, Byfords delicatessen and many independent retailers alongside art galleries, antiques shops, jewellers, restaurants and cafes. The renowned Gresham's Preparatory and senior schools are on the edge of the town, with further preparatory education at Beeston Hall School near Sheringham.

The North Norfolk Coast, designated an Area of Outstanding Natural Beauty, can be found approximately 8 miles away in Blakeney, a traditional fishing village offering sailing, public houses, restaurants, galleries, seal trips and sailing. The coastline at various points provides excellent sailing and bird watching, with a network of coastal paths to enjoy.

#### Agents Notes

1. Further adjoining land may be available to rent if required.
2. Some of the external photography have been edited to add grass, as the current grounds have recently been seeded.

**Services** Mains water, electricity, and drainage. Air source heat pump

**Directions** From Norwich take the Holt road, B1149. Continue until reaching Edgefield. Proceed through the village and after leaving the village, continue around a sweeping left hand bend shortly after which continue straight on to Rectory Road. Proceed round the next left hand bend and Ivy House will be found on the left hand side. The postcode for the property is NR24 2RJ.

**Local Authority** North Norfolk District Council

**Fixtures & Fittings** All fixtures and fittings including fitted carpets are included in the sale.







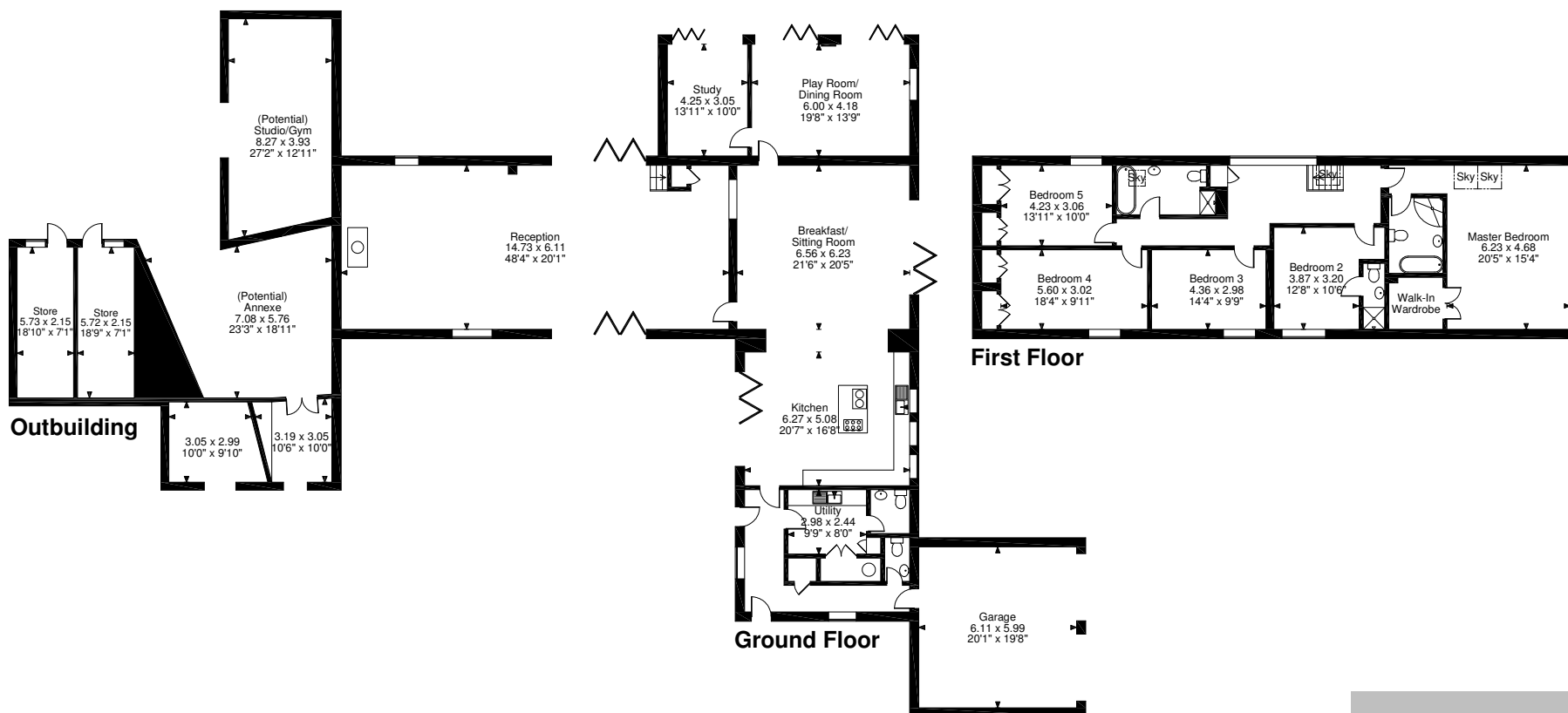
## FLOORPLANS

Main House gross internal area = 4,119 sq ft / 383 sq m

Garage gross internal area = 394 sq ft / 37 sq m

Outbuilding gross internal area = 1,313 sq ft / 122 sq m

Total gross internal area = 5,826 sq ft / 541 sq m



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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