



# A charming village home

**Ramsgate House, Edgefield, Norfolk**

Freehold





Holt 3.5 miles  
Blakeney 8.5 miles

### The Property

Ramsgate House is a fine Victorian village house with charming detail throughout and rooms that are light and airy, taking in the delightful gardens to the front and rear of the house.

Enjoying spacious and adaptable accommodation, the house is well-presented throughout with plenty of character and period features such as Victorian tiling and fire places. The comfortable kitchen/breakfast room with central island and gas rangemaster leads on to the wonderful orangery with fine views of the gardens and doors out to the south facing terrace, perfect for outside dining. At the centre of the house is the main sitting room, with open fire and French doors out to the terrace. A self-contained ground floor wing of the house, with independent external access and from the main sitting room, currently comprises a further kitchen/utility room, shower room and an open plan garden room and bedroom.

There are five double bedrooms, including a large master bedroom with en suite bathroom and fitted wardrobes, and a further family bathroom.

### Outside

Ramsgate House is set back from road, with parking and established gardens to the front of the house with well-stocked herbaceous borders and roses trained to the house.

The main garden is to the south of the house and has been thoughtfully landscaped to provide many points of interest to enjoy. A large paved terrace adjoins the house, accessed from the orangery and sitting room, providing a lovely outside dining and sitting area nestled into the gardens. Steps lead up to an expanse of lawn that sweeps away from the house to the southern boundary and bordered by herbaceous beds with banks of geraniums, cosmos and other seasonal perennials together with beds of roses, box hedging, iron gazebo and summer house. A further gravelled seating area adjoins the garden room, flanked by beds of rosemary and well stocked beds.

To the rear of the garden is compost area, chicken run and an area that could be utilised for a kitchen garden or further landscaping.

### Situation

Ramsgate House is situated on a quiet country lane within Edgefield, an attractive village with renowned pub 'The Pigs' and highly regarded garden centre and nursery. The countryside around the house and the village itself has access to a network of bridleways and footpaths.







The bustling Georgian town of Holt is only three 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 8.5 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.

#### **Services**

Mains water, electricity, and private drainage. Oil fired central heating, gas cooker.

#### **Directions**

From Holt, take the B1149 Norwich Road, and proceed through the village of Edgefield. After passing the entrance to Edgefield Nurseries, take the next right hand turn signed 'byway to Edgefield Street' (Ramsgate Street). Follow this road and after descending a short steep hill, turn right. Continue up the hill where Ramsgate House will be found on the left hand side. The postcode for the property is NR24 2AX.

#### **Local authority**

North Norfolk District Council  
Tax Band - E

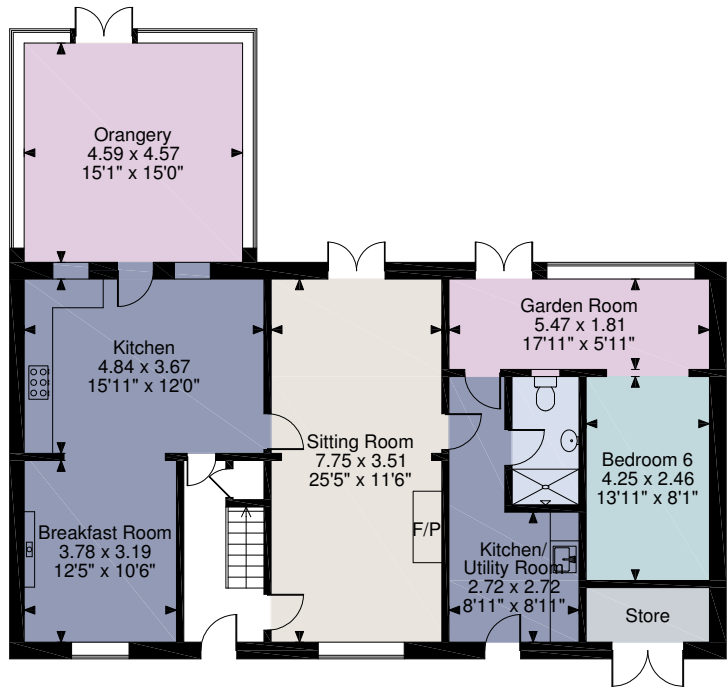
#### **Fixtures & Fittings**

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

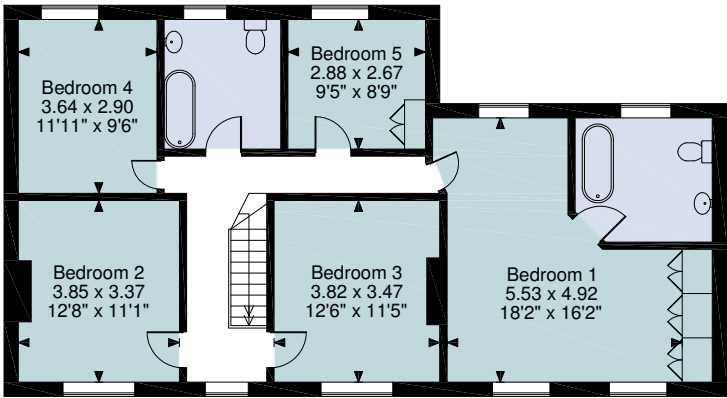
#### **Viewing**

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Ramsgate House, Edgefield, Norfolk  
Main House gross internal area = 2,417 sq ft / 225 sq m  
Store gross internal area = 32 sq ft / 3 sq m  
Total gross internal area = 2,449 sq ft / 228 sq m



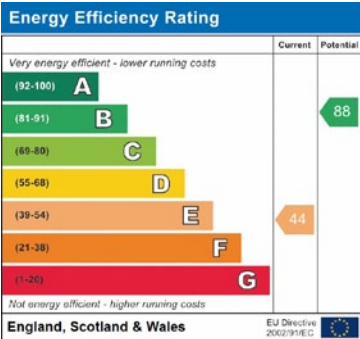
Ground Floor



First Floor

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