



Greengates
The Street | Oulton | Norfolk | NR11 6AF

FINE & COUNTRY

A HIDDEN HOME



Located in a picturesque country village, this property offers a tranquil setting while being just 10 minutes from Aylsham. Constructed in 2004 in an American barn style, it includes approximately 3 acres of secluded paddocks and a stable, complemented by just under an acre of garden space.

This property is an excellent opportunity to acquire a well-appointed home with extensive outdoor areas.



KEY FEATURES

- A Barn Style, Modern Single Storey Residence enjoying an Idyllic Situation set back from the road in 3.75 acres of Formal Gardens and Paddocks
- Four Bedrooms; Two Bathrooms
- Open Plan Living/Dining and Kitchen with Separate Utility
- A Substantial Modern Outbuilding incorporating Garage, Stabling, Tack and Feed Room and Hay Store
- Easy Access for Horse Lorry and Associated Farm Machinery
- Wonderful Character found within the home with Fireplaces and Vaulted Ceilings
- The Accommodation extends to 1,904sq.ft
- Energy Rating: D

It's unusual to find an individual modern home in a little rural village like Oulton. You might find a small development, but rarely a bespoke, one-off property, especially one within a generous plot of around four acres. Yet this is exactly what we have here. Designed and built by the first family to call it home, the property was completed in 2005 but it's been so sympathetically and lovingly done that it sits beautifully in the rural surroundings and looks as though it's been part of the landscape for decades. When the original owners moved on, the current owners jumped at the chance to make this charming place their own and it's been a happy home to them ever since. "The land was a big attraction and we've found both the wildlife and the community to be a lovely bonus," they explain, "The village has an active parish council and regular events, so it might be small but it's very welcoming."

Barn Style Character

The builders loved agricultural conversions and this comes across in the design of the property. With features such as exposed trusses within vaulted ceilings it has the feel of a barn, but with large window openings, a wall of glass and several sets of French doors that allow light to flood in throughout. Add in a lovely fireplace and oak floor and you have all the charm and character of a period property but with the advantages of modern living, such as underfloor heating – and it's this ease that was another attraction for the current owners. The layout flows smoothly and works well for family life, centred on an open plan kitchen, dining and sitting room that's a brilliant, sociable space. "We have a large extended family, many of whom have their own children, so it's lovely to be able to have room to gather everyone here, especially at Christmas." And with the bedrooms spread out and all of a good size, you can hide yourself away if you want a bit of peace and quiet!





KEY FEATURES

Glorious Private Setting

The land here divides into the formal gardens and the equestrian parts. The gardens are mainly laid to lawn with mature trees that were here long before the house was built, plus pretty flowers and shrubs around the property itself. The long lawn stretches out before you like parkland, and all windows in the main reception and front two bedrooms look out over this part of the garden and over to the fields beyond. There are also two large paddocks and a stable block, as well as plenty of parking and hard standing. Set well back from the road, this is a very private spot and passing by you wouldn't know all this was here, so it's very secure as a home for you and for horses. There are plenty of places to sit out and enjoy the views, including the main terrace sheltered between two wings of the house and a smaller, private patio off one of the bedrooms. Being in such a secluded position and backing on to open countryside, there's a wealth of wildlife, both in the garden and the fields beyond: "It's paradise for anyone who loves nature. We moved here from a town and we've spotted things here we've never seen before, which has been amazing. There's such diversity of bird life, deer wander through the garden most days, we have newts, and so much more." While it's rural, you're well connected here – something else the owners have enjoyed. It's around 15 minutes to Holt where you can treat yourself to lunch, 20 minutes to the coast for a beach walk or fish and chips, and half an hour to Norwich for all the shops and facilities you could need. "We feel we get the best of both worlds. We've got everything close by and live in a beautiful part of the countryside but we're far enough off the beaten track that we're not overrun by visitors in the summer."

























INFORMATION



On The Doorstep

Oulton is located near to the thriving market town of Aylsham, which gained Cittaslow status in 2004. Aylsham offers a wide variety of amenities including a traditional butcher, greengrocer, post office, library and monthly farmers market. There are also many leisure facilities including riding, a tennis club and a choice of local golf courses. Aylsham is ideally located between Norwich and Holt for a choice of Independent schools. Only a mile to the north is the National Trust's 'Blickling Hall' and further north 'Felbrigg Hall' and the Heritage coastline.

"Aylsham has got everything you could want – banks, shops, restaurants, a market every Monday and a sale yard. Then you've got Blickling Hall only a mile down the road. We are only ten miles from the north Norfolk coast, we've got the Broads on our doorstep and Norwich is only 13 miles away."

How Far Is It To?

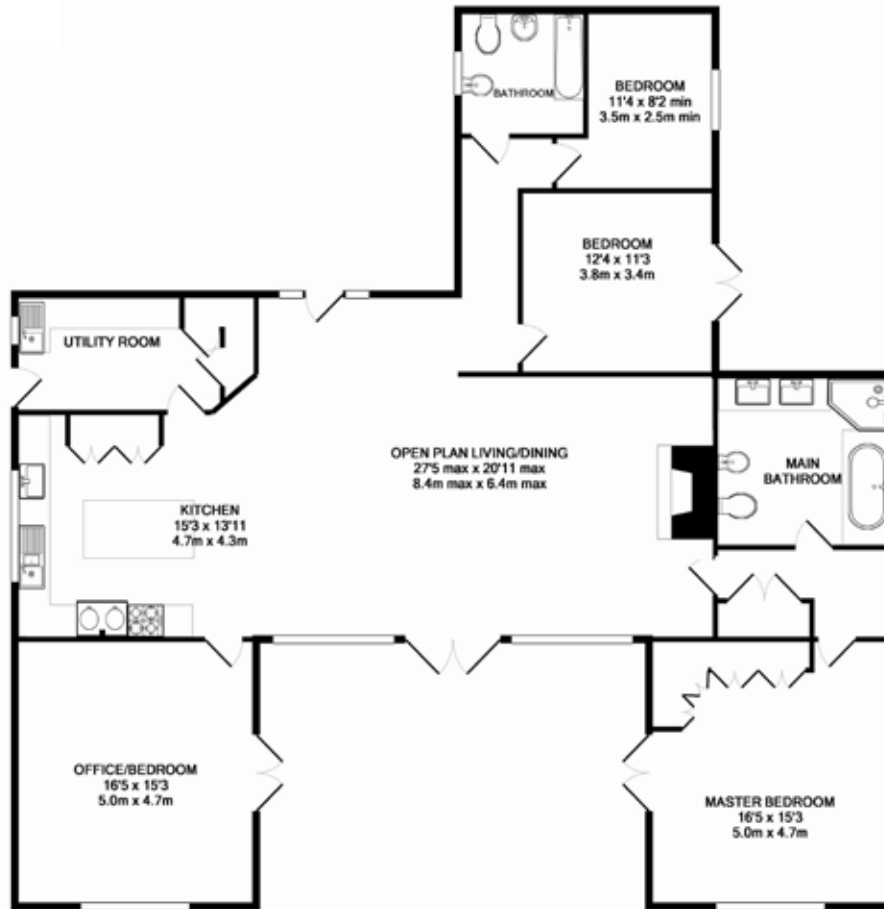
Norwich is approximately 12 miles to the south where a more comprehensive range of shopping, leisure and cultural facilities can be found. Norwich has a mainline railway station to London Liverpool Street as well as an International airport. The North Norfolk coast is a 20 min drive north where you have a wonderful selection of quaint seaside villages with an abundance of local wildlife, nature trails and sandy beaches. The famous Norfolk Broads can be found to the east with its many varied waterways offering water activities galore as well as a variety of bird life.

Directions

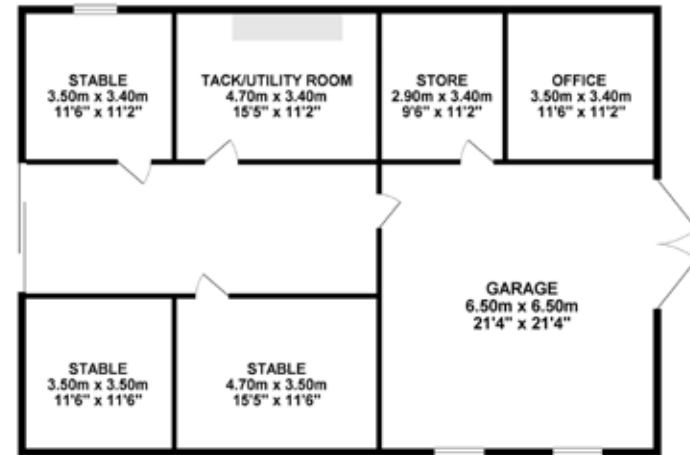
Leave Norwich on the A149 Holt Road, shortly after the Aylsham/Reepham roundabout take a right hand turn off the A149 sign posted Oulton. Continue to the centre of the village where access to the property can be found on the right hand side set back behind the first row of houses. The drive to the property is situated to the side of Pasture Cottage.

Services, District Council and Tenure

Oil Underfloor Heating, Mains Water, Private Drainage via Treatment Plant
Broadband Available - vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Tax Band E
Freehold

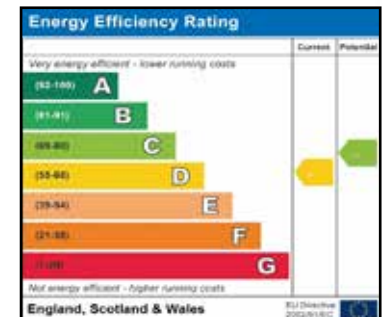


TOTAL APPROX. FLOOR AREA (HOUSE) : 1904 SQ.FT. (176.9 SQ.M.)



OUTBUILDING 144.36 sq. m. (1553.87 sq. ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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