



THE STORY OF

# Oak Farm Nurseries

*Ingoldisthorpe, Norfolk*

SOWERBYS

An aerial photograph of a large, green, rectangular field. In the center of the field is a small, dark-colored barn. To the right of the barn, there is a small pond or lake. The field is surrounded by trees and a fence. The sky is blue with some clouds.

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THE STORY OF

# Oak Farm Nurseries

The Drift, Ingoldisthorpe, Norfolk  
PE31 6NW

Substantial Plot of Around 6 Acres (stms)

Open-Plan Living

Two Bedroom, Two Bathroom Barn Conversion

Additional Two-Bedroom Park Home with Approved  
Planning Permission to be a Holiday Let

Well-Stocked Lake

Formal Gardens

Ample Parking

Various and Extensive Outbuildings

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

[hunstanton@sowerbys.com](mailto:hunstanton@sowerbys.com)



“A private a secluded sanctuary to relax in and call home.”

Step into your secluded sanctuary, where modern comforts meet the tranquillity of nature, in this private location. Oak Farm Nurseries is an enchanting two-bedroom barn conversion, two-bedroom park home, and six acre plot (stms).

This substantial offering is more than just a home; its an invitation for you to embrace a unique lifestyle immersed in serene surroundings.

Upon entering the barn conversion, you're welcomed by a spacious, open-plan layout which effortlessly merges the kitchen, dining, and living areas, creating an airy ambiance which invites relaxation.

A cosy sitting room, complete with a crackling wood-burning stove, beckons you to unwind and escape the hustle and bustle of daily life.

The true beauty lies in the garden room which beholds breath-taking panoramic views of meticulously landscaped formal gardens and a serene lake stretching out before you. It's a picturesque setting, perfect for savouring your morning coffee or indulging in moments of quiet contemplation.

There are two double bedrooms with well-appointed en-suite bathrooms, meaning that convenience and comfort are paramount for all.





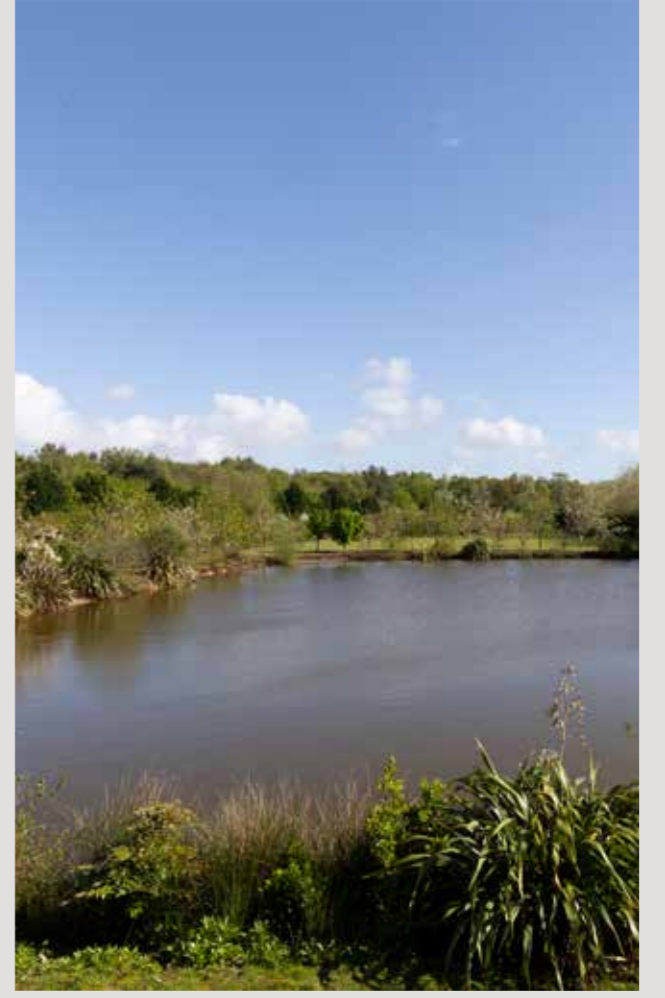


Adding to the allure is the charming two-bedroom park home, complete with a quaint verandah overlooking the tranquil lake. It's the ideal space for hosting guests or accommodating extended family members, ensuring everyone feels right at home. Planning permission has also passed for this to be a holiday let, which could mean you may share your enchanting landscape with others - whilst also creating an added income.

What truly sets this property apart is its commitment to sustainability. Powered entirely by solar and wind energy, and featuring its own borehole and filtration plant, this home offers self-sufficiency without sacrificing modern comforts.

With 6 acres (stms) of land at your disposal, Oak Farm Nurseries offers more than just a property; it's a sprawling estate waiting to be explored. The variety of outbuildings, including kennels and a poultry shed, offer versatility and potential.

Whether you're seeking a peaceful retreat from the chaos of everyday life, or dreaming of a self-sustainable lifestyle, this property offers a rare opportunity to embrace unique living. With endless possibilities and enjoyment, Oak Farm Nurseries is more than just a home; it's a canvas upon which to paint the lifestyle of your dreams.





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 or tenant. 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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ALL THE REASONS

# Ingoldisthorpe

IN NORFOLK  
IS THE PLACE TO CALL HOME



There's a Norfolk saying, 'slow you down', and if you follow the old coast road nine miles east from King's Lynn to Ingoldisthorpe, you'll discover the charm of life at an unhurried pace in this pretty village. This small village is located between the busier villages of Snettisham and Dersingham on the Wash coast, north of King's Lynn.

Nearby, an outstanding village school is just one of the reasons why Ingoldisthorpe is so popular with young families, along with a village church - St Michaels, a sports and social club and a village hall where a range of classes and events are held.

There are good shops in both Snettisham and Dersingham. King's Lynn is around ten miles away, and has supermarkets and a wider range of amenities, as well as a main line link to London King's Cross.

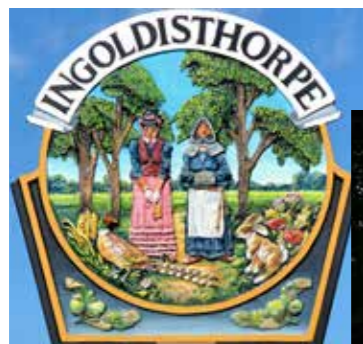
For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's

getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church sits on a hill behind the village centre and was built in the 14th century.

'The perfect village' is how many locals lovingly describe Dersingham which is well-serviced with a primary and junior school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!



Note from Sowerbys



“There's incredible versatility in this expansive property, its outbuildings, and sprawling grounds...”

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## SERVICES CONNECTED

Water treatment by Klargester Clearwater. Solar panels.  
Drainage to a septic tank. Oil-fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 8909-6795-7839-7327-9683

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///prelude.without.fidgeting

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