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THE STORY OF

Barley Croft

Corpusty, Norfolk

SOWERBYS

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Barley Croft

43 Irmingland Road, Corpusty, Norfolk
NR11 6QE

Substantial Detached Residence

Four Double Bedrooms and Principal Suite

24' Sitting Room and Dining Area

Farmhouse-Style Kitchen/Dining Room

Utility Room, Garage and Garden Room

Self-Contained Annexe

Glorious and Mature Gardens

Extensive Off-Road Parking

Idyllic Semi-Rural Setting

Glorious Countryside Views

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“Living on this lane has been a dream, my children have been allowed the freedom to roam around the local countryside, enjoying a safe and natural environment.”

Embrace an idyllic rural lifestyle and environment with some of the most picturesque countryside in North Norfolk at your doorstep, yet enjoy the conveniences and easy access of the Georgian market towns of Holt and Aylsham.

Barley Croft is a modern and substantial, detached residence which commands a special location where property rarely come to the open market.

Irmingland Road is a picturesque and most discreet setting nestled in the Bure

Valley and home to some of the most idyllic and unspoilt countryside in North Norfolk.

This individual home spans an impressive 2,788 sq. ft. and incorporates a spacious four bedroom home, along with an independent and self-contained annexe.

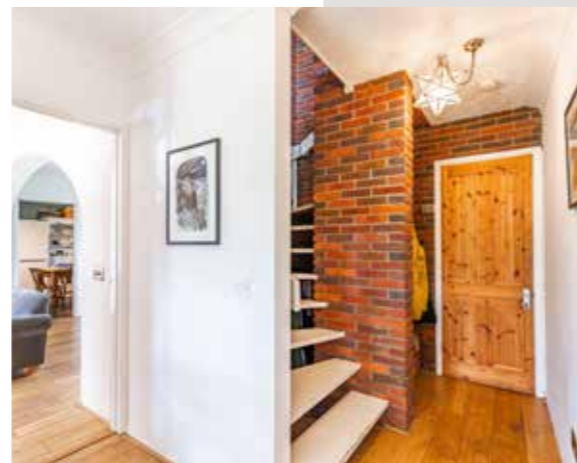
The house boasts well-proportioned accommodation which is both highly versatile and easily adaptable to suit personal needs.

A sitting room and open plan dining room spans to more than 24' to provide an opulent living area, with a dual aspect over the glorious gardens. A spacious kitchen oozes farmhouse-style appeal with rustic, in-frame cabinetry, solid oak worktops and a butler-style sink. The kitchen can comfortably dine six guests and is supported by a utility/laundry room.

A perfectly placed garden room enjoys southerly views over the gardens, whilst off the hall is a guest WC.

To the first floor you will find four double bedrooms each with fitted wardrobes and appealing views over the surrounding countryside. The principal bedroom suite features a spacious en-suite bathroom and an impressive dressing room with extensive fitted wardrobes. A family bathroom serves the three additional bedrooms.

The self-contained, single storey annexe provides an abundance of flexible ancillary accommodation whether you need a 'granny annexe', guest accommodation, or even a lucrative holiday let. The annexe is bright, spacious and well-appointed throughout and includes a sitting room, fitted kitchen, spacious double bedroom with wardrobes, and a well-appointed bathroom.







A key feature of this fine home is the established gardens to both front and back. A wide frontage features a sweeping driveway with ample off-street parking and access to the attached garage. Shaped lawns, peppered with a selection of trees and enclosed by picket fencing, provides an attractive and colourful outlook whilst open views over fields add to the idyllic charm.



The rear garden enjoys glorious views over the Bure Valley and water meadows which flank the River Bure. A haven for wildlife, this very special location is home to a wonderful variety of wildlife which can be enjoyed from the comfort of your back garden. A raised sun terrace looks out over a lawned garden and beyond to the valley.

Lush shrub and flowering borders provides waves of colour whilst creating the perfect environment for the abundant local wildlife.

This exceptional location is hard to fully appreciate in simple words. Miles of unspoilt walks and countryside are literally at the doorstep whilst the conveniences of town and just a short drive away at Holt and Aylsham. Travel slight further north and you'll be on the coast and south is easy access to the city of Norwich.





First Floor
 Approximate Floor Area
 1132 sq. ft
 (105.14 sq. m)



Ground Floor
 Approximate Floor Area
 1656 sq. ft
 (153.80 sq. m)

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.



ALL THE REASONS

Corpusty

IN NORFOLK
IS THE PLACE TO CALL HOME



Filled with community spirit, Corpusty offers a primary school, a small shop with post office and a local pub overlooking the village green. It is a beautifully rural place to be with wonderful walking and cycling routes nearby.

Just over six miles away, the strong sense of community continues among the proud residents and local businesses of Holt. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark that has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle

stores to explore and fill your home and wardrobe with beautiful things. Whilst on the edge of town is the eponymous Gresham's school.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life!

While there is an abundance of Georgian property, particularly in the streets surrounding the town centre, venture a little further and you will find leafy roads with stylish, detached 1930s family homes, plus well-designed contemporary houses that blend seamlessly with their country setting. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from the Vendor



“Living here has provided easy access to Norwich and the magnificent coast, but we’ve enjoyed Blickling Hall for its dog-friendly walks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage, and broadband connectivity. Oil-fired central heating in the main house and electric storage heaters in the annexe.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2302-3038-5205-6734-1200

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: ///matchbox.dorms.sugars

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SOWERBYS



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