



Upper Farm, Oulton

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Independent Estate Agents
Pointens





Upper Farm, Oulton, Norfolk NR11 6NT

Holt 8 Miles, Norwich 15 miles,

North Norfolk Coast 12 miles,

A fine period farmhouse surrounded by beautiful gently rolling North Norfolk countryside. In addition to the main house there is an annexe. Outside the property enjoys grounds of 1.6 acres (STS)

GUIDE PRICE £795,000



The Property

Upper Farm is a charming detached, traditional former farmhouse constructed of mellow red brick under a pantile roof. Sympathetically restored in recent years retaining many of the original features the accommodation briefly comprises: an entrance hall, sitting room with open fireplace housing a wood burner, dining room with inglenook fireplace. Kitchen, utility room. On the first floor is a master bedroom with en-suite, bedroom 2 and a bathroom. On the 2nd floor is bedroom 3. Also incorporated within the house on the ground floor is a self contained one bedroom annexe that could have a variety of uses. The property enjoys double glazing and oil fired central heating. Outside, there is ample off street parking, garage and carport. Front garden, rear alfresco dining area and lawned garden. To the side of the property is an orchard with insulated home office. To the rear of the formal gardens is a railed paddock and a wildlife meadow. The grounds extend to 1.6 acres (subject to survey)

The Location

Oulton is a lovely typical North Norfolk village set in peaceful idyllic countryside yet conveniently placed with easy access to the market town of Aylsham. Around 8 miles away is the town of Holt, first mentioned in the Domesday Book (1086) when it was credited with 5 water mills, a market and its own Port of Cley. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London (Liverpool Street) and an international airport.

Directions

From Holt, take the B1149 to Norwich. Pass through the villages of firstly Edgefield and Saxthorpe. After around 1 mile you will come to a gatehouse to The Heydon Estate on your right hand side. Opposite this is Spinks Lane. Follow Spinks Lane for around 2 miles and Upper Farm will be found on you left hand side identified by a Pointens For sale board.

Accommodation

The accommodation comprises of:-

Oak front door, leading to:-

Hall

Deep display shelf, a wealth of period beams, cupboard, tiled floor, door to:-

Sitting Room (15'6 x 12'7)

Period open fire place housing a wood burner, fitted cupboard, under stair cupboard. A wealth of exposed ceiling beams.

Dining Room (16'2 x 9'9)

Inglenook fire place, deep shelved cupboard, exposed ceiling beams. Radiator, polished wooden floor.

Side Hall

Tiled floor, radiator, coat pegs, door to side garden.

Cloakroom

Wash basin, wc, heated towel rail, fitted shelving. Electric wall mounted fan heater.

Kitchen (23'1 x 8'5)

A range of handmade base units with work surfaces over, inset butler sink with a kettle signature boiling hot water tap, Mixer tap, Stoves cooking range, Stoves extractor hood. Wall unit with plate rack, tiled splashbacks, pament floor, door to rear garden.

Utility/ Boot Room (14'8 x 9'2)

Range of fitted base units with work surfaces over, inset sink with mixer tap. Plumbing for washing machine and dishwasher. Vaulted and timbered ceiling, double doors leading to the garden, tiled floor. Large walk-in cupboard with Megaflo hot water cylinder and bore hole apparatus.

A First Floor Landing

Staircase to second floor with cupboard under, further fitted cupboard.

Bedroom One (15'8 x 13')

Radiator, exposed wall beams, two fitted wardrobes, period fire place

En-Suite

Wc., shower cubicle with fitted shower, pedestal wash basin, heated towel rail.

Bedroom Two (10'4 x 8'9)

Radiator

Bathroom

Wc, wash basin, panelled bath with Victorian style mixer taps with a shower attachment, shower curtain, heated towel rail.

Second Floor

Bedroom Three (15'9 x 10'10)

Vaulted and beamed ceiling, two Velux windows, fitted cupboard.

Annexe

Sitting Room/Kitchen (19' x 9'2 double aspect)

Patio doors leading to the front garden.

Kitchen Area

Fitted range of base units with work surfaces over, inset single drainer sink. Surface hob, space for a fridge. Polished wooden floor boards.

Bedroom Four (13'8 x 8'10)

Radiator.

Bathroom

Panelled bath with shower over, wc, pedestal wash hand basin, radiator. Polished wooden floor boards.

Curtilage

The property is approached by a five bar wooden gate, this in turn leads to a shingled driveway which in turn leads to a brick weave hard standing for several cars and boats etc. Cart shed style garage (17' x 9'7) with power and light and double wooden doors. Open bay car port (17' x 8'6) with storage room in the eaves. To the front of the property is a lawned garden with various inset mature shrubs and flower beds and patio pathways. To the rear of the property is a shingled and paved al fresco dining area with a raised flower bed. This in turn leads to the rear garden, mostly laid to lawn with various inset flower and shrub beds all enclosed with a mixture of hedging and wooden panelled fencing. To the side of the property is a small orchard with many fruit trees. Raised vegetable beds. A wooden greenhouse, a fully insulated wooden home office building (16'4 x 16'6) with an alarm, electric power and light, ceiling lamps, electric convector heaters. Two wooden five bar gates lead to a grassed and railed paddock with a wooden tractor shed, and two loose boxes. Behind the paddock, a further wooden five bar gate leads to a natural wildlife garden area with a small pond. The grounds extend about 1.6 acres [subject to survey].

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www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com



General Information

Tenure: Freehold.

Services: Main electricity and drainage. Water is via a borehole.

Local Authority: North Norfolk District Council, tel: 01263 513811

Council Tax Band: C

Energy Performance Certificate Band: E

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel 01263 711880.

Ref: H31189.

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are Instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

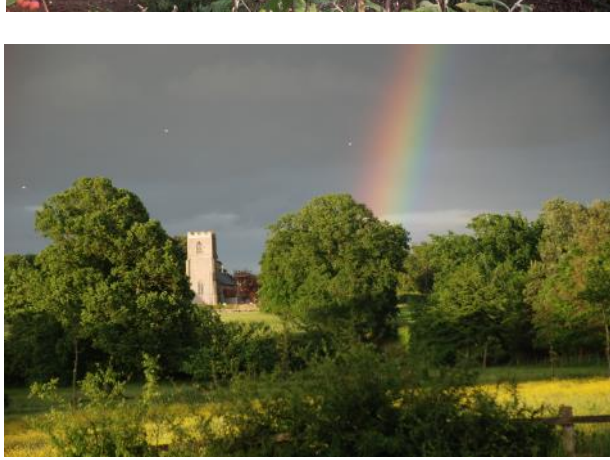
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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

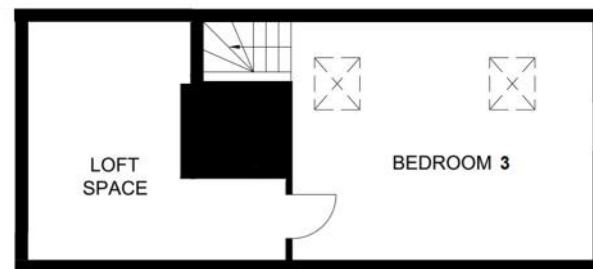
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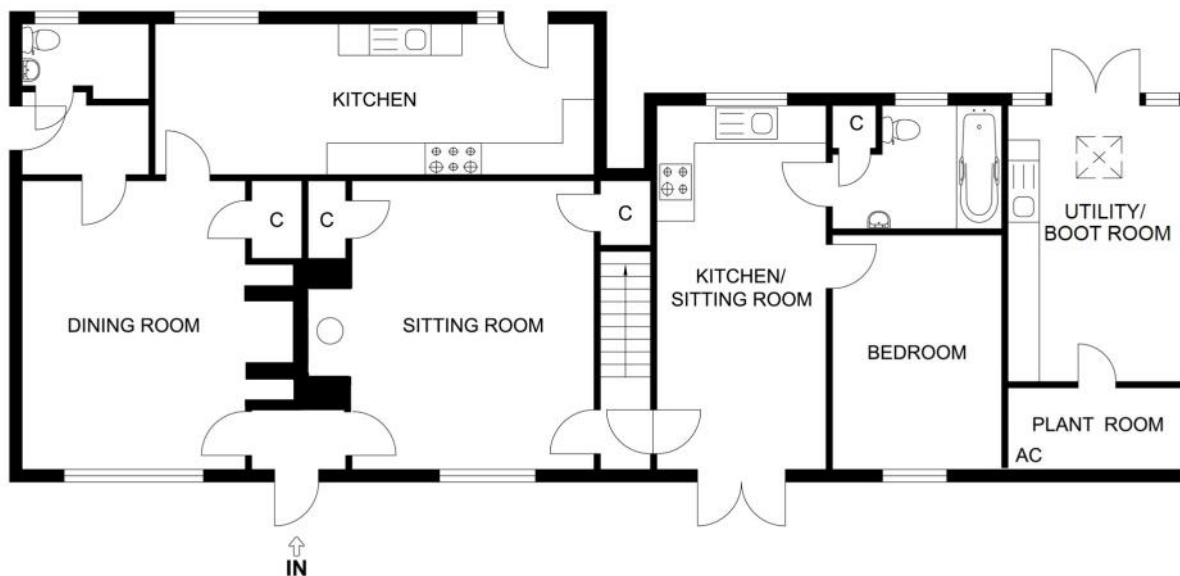




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

ANNEX

Upper Farm, Spinks Lane, Oulton, NR11 6NT

Illustration for identification purposes only, not to scale.

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

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