



Clare Cottage  
Ittringham Road | Oulton | Norfolk | NR11 6NX



# RURAL PEACE



“This charming country cottage sits in a superb position with nearly an acre of gardens and wonderful rural views. A delightful home with lots of character and a friendly feel, there’s plenty of space for a large family or for entertaining, both indoors and out. The setting is peaceful, but you’re well placed for the pretty and popular towns of Aylsham and Holt and the beautiful Blickling estate.”







# KEY FEATURES

- A Pretty Cottage in a Superb Position in the Village of Oulton near Blickling
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen with Aga, Separate Utility and WC
- Two Reception Rooms and a Garden Room
- The Grounds extend to around 0.9 of an acre (stms) and include a Vegetable/Fruit Garden, a Shed and a Brick Built Workshop
- Double Garage and Driveway provide Plenty of Parking
- The Accommodation extends to 1,995sq.ft
- Energy Rating: E

A pretty property that's bursting with character and has a lovely farmhouse feel, step inside and you'll instantly feel right at home. Three generations of the same family have made happy memories here over the past few years and it's proved to be a practical property for all of them too. Live your rural dream without compromise in an idyllic yet convenient location, in a home with real heart.

## A Happy Home

This country home has a farmhouse feel but was originally two cottages, built in the 19th century. It's seen many changes over the years, as each successive owner writes their own chapter of its story, and the current owner is no exception. Having been searching for just the right property, he came across this and knew right away it was 'the one'. Over the years since, the garden has been lavished with love and attention and the house has been full of laughter and fun – so much so that the owner says this is the happiest home he's ever lived in. Now as he moves on, here's your chance to enjoy everything this delightful property has to offer.

## A Place To Celebrate

When you come into the entrance hall, you'll see there's a well-proportioned reception room on either side, each with a feature bay window. The sitting room also has a fireplace with inset woodburner. Beyond the dining room, the Aga kitchen is cosy and welcoming, with room for a family table, then there's a utility room, pantry and a cloakroom. Beyond the sitting room is a bright and comfortable garden room which faces west, capturing the afternoon and evening sun. Also on this floor is a good size double bedroom and wet room, which is ideal if you want separate guest accommodation or if you have limited mobility.







# KEY FEATURES

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## Exploring Upstairs

On the first floor, you'll find three further bedrooms, one en-suite and the other two sharing the family bathroom. The views from up here are lovely, stretching out over the fields to the front of the house and the garden to the rear. The owner loves to fill the house with family and has celebrated many birthdays and Christmases here, having as many as 14 staying over at times.

## Perfectly Positioned

There's plenty to see in the garden too, with a summerhouse, vegetable garden, fruit trees and a fruit cage – lots of opportunity to grow delicious fresh produce. There's even a play area for the owner's grandchildren, with a treehouse and swings. In spring, the daffodils and bluebells carpet the woodland. As you'd expect, you'll see wildlife galore. The owner has an app on his phone that identifies birdsong. Once he left his phone with the app open on the windowsill for ten minutes and it picked up 16 different species! It's very unspoilt and peaceful here. You can walk to the river for wild swimming and fishing, or take your dog out on the many footpaths. This is a small village and quiet area but there's still plenty happening and you can get as involved as you like. You're close to the pretty towns of Aylsham and Holt, with an enormous variety of interesting independent shops supplying everything you need. It's also a great base from which to explore the North Norfolk coast, or to head south into the historic and vibrant city of Norwich.

































































# 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 2 miles down the road is the National Trust's 'Blickling Hall' and further north 'Felbrigg Hall' and the Heritage coastline.

## How Far Is It To?

Norwich is approximately 15.5 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.

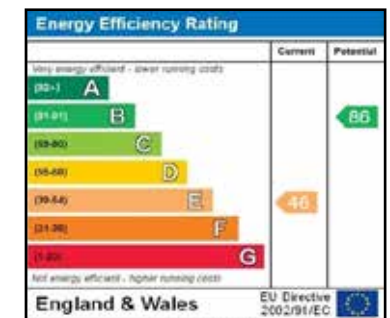
## Directions

Leave Norwich on the A140 heading towards Cromer. At the Aylsham roundabout continue straight onto Norwich Road. Norwich Road turns left and becomes Penfold Street. Continue past The Black Boys pub and follow the Blickling Road all the way to the end of the road and at the corner turn right and the property will be found on the right hand side opposite open fields.

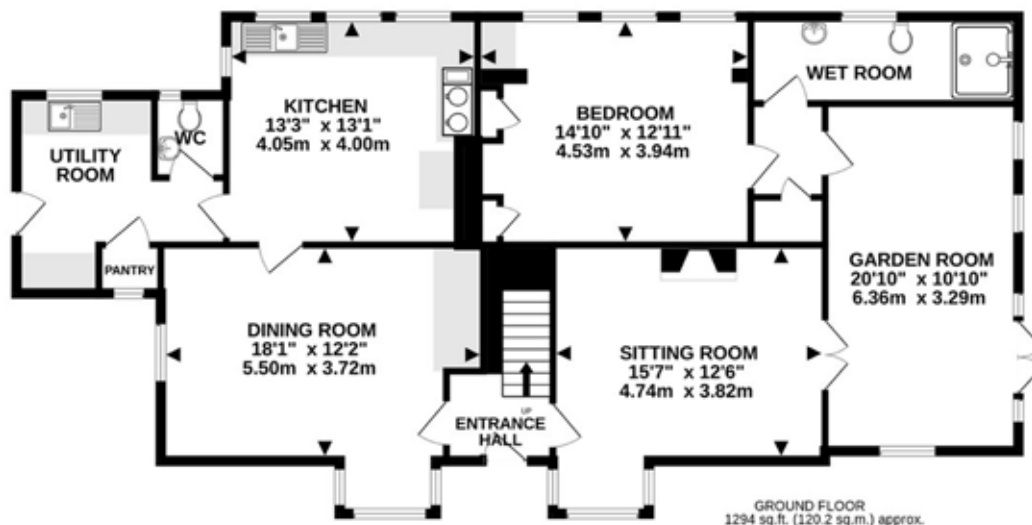
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Broadband Available - vendor uses BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for Mobile/Broadband availability  
Broadland District Council - Council Tax Band F  
Freehold

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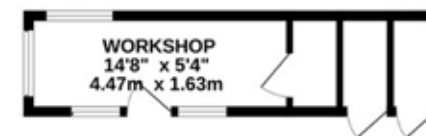




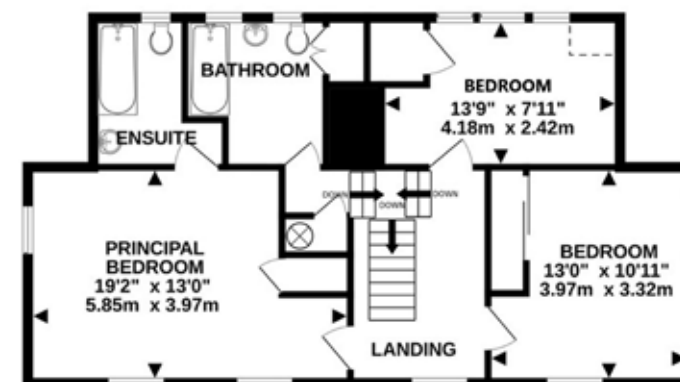


**FLOOR AREA (EXCLUDING GARAGE & OUTBUILDING) : 1995 sq.ft. (185.4 sq.m.) approx.**  
**TOTAL FLOOR AREA : 2417 sq.ft. (224.6 sq.m.) approx.**

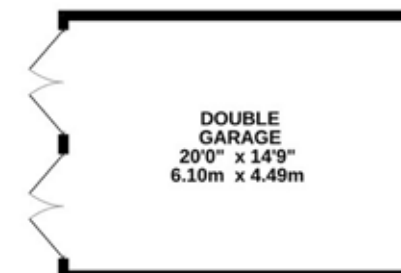
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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**OUTBUILDING**  
127 sq.ft. (11.8 sq.m.) approx.



**GARAGE**  
295 sq.ft. (27.4 sq.m.) approx.



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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