



The Oaks, 26 Rollesby Road, Martham

Great Yarmouth



Minors & Brady

The Oaks, 26 Rollesby Road

Martham, Great Yarmouth

Steeped in heritage and character, this Georgian residence dating back to 1854 occupies a generous 0.39-acre plot (stms) in the sought-after village of Martham. Beautifully modernised while preserving its period charm, the home features three elegant reception rooms, two with traditional fireplaces, decorative cornicing, and sash windows, a separate study, and a modern fitted kitchen with integrated appliances alongside a utility room and WC. Four spacious double bedrooms and a contemporary family bathroom with slipper bath and walk-in shower complete the interior. The landscaped grounds offer manicured lawns, mature borders, and a fruit garden yielding apples, pears, raspberries, cherries, and plums, enhanced by a bonsai-inspired seating area with a koi pond and a covered terrace ideal for entertaining. A sweeping driveway leads to a substantial triple garage with attached workshop and a detached railway-style studio, while the property's biomass boiler and solar photovoltaic system with battery storage provide impressive energy efficiency in a setting of elegance and village charm.

Location

Rollesby Road is set within the sought-after Broadland village of Martham, offering an enviable setting surrounded by open countryside and moments from the waterways of the Norfolk Broads. The village provides a well-rounded lifestyle with excellent local amenities, including highly regarded schools, a post office, local shops, a medical centre, and welcoming pubs and eateries. Martham Broad Nature Reserve is nearby, offering scenic walks, abundant wildlife, and peaceful spots to enjoy the outdoors. The sandy beaches of Winterton-on-Sea and Hemsby are also within easy reach, creating an ideal setting for coastal leisure. Strong transport connections link the village to Great Yarmouth, Acle, and Norwich, making it convenient for commuters and day trips alike. Known for its friendly atmosphere and picturesque surroundings, Martham continues to attract those seeking quality village living in one of Norfolk's most desirable areas.

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A traditionally styled entrance door with stained-glass detail opens to a welcoming hall with decorative cornicing, dado rails, and a graceful staircase rising to the first floor. From here, access leads into a sequence of elegant reception rooms. The living room enjoys a bright dual-aspect outlook through sash windows fitted with shutters, complemented by a tiled feature fireplace with a decorative surround and mantel. Across the hall, the breakfast room presents another inviting space with a multi-fuel stove set into a period fireplace, perfect for informal dining or relaxation.

A separate study sits nearby, ideal for home working, featuring an internal stained-glass window that adds to the home's historic charm. The sitting and dining room extends the full depth of the house, showcasing fine proportions and abundant natural light through sash windows to the front and side aspects, with detailed ceiling roses and cornicing adding refinement throughout.

At the rear, the modern fitted kitchen offers a sleek and functional workspace, equipped with integrated appliances including fridge, freezer, dishwasher, and a Rangemaster gas cooker, along with ample cabinetry and tiled splashbacks. The cooker runs on bottled gas, with two cylinders stored in wooden housing in the garden. Adjoining is a practical utility room with additional storage, plumbing for laundry appliances, and a WC. From here, access opens to the rear garden through a back lobby with tiled flooring and loft access.

Upstairs, the first-floor landing continues the home's graceful period style with dado rails, picture rails, and cornicing, while a large sash window fills the space with natural light. Four well-proportioned double bedrooms radiate from the landing, two of which benefit from fitted wardrobes and bespoke storage. The principal bedroom enjoys fitted furniture with a vanity area and views across the gardens.

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The stylish family bathroom offers both luxury and functionality, featuring a freestanding slipper bath, a walk-in shower with a rainfall head, a vanity basin with storage, a low-level WC, a heated towel rail, and quality wall finishes that complete the contemporary design.

Externally, the property occupies grounds of approximately 0.39 acres (STMS) offering a variety of beautifully landscaped and productive spaces. The front garden is neatly laid out to lawn with mature trees, shrubs, and a traditional London-style lamppost adding classic appeal. A sweeping shingled driveway provides ample parking and leads to an extensive brick-built triple garage housing the biomass boiler, with a separate workshop, power, and lighting.

To the side and rear, the gardens unfold into distinct areas that include manicured lawns, established borders, and a charming fruit garden currently yielding apples, pears, raspberries, cherries, and plums. A bonsai-inspired seating space with a pergola and koi pond provides a serene retreat, while a covered paved area offers the ideal setting for outdoor dining and entertaining. The garden also features a decorative well with viewing glass and internal lighting, along with an outdoor water pump that adds unique character to the setting.

Further outbuildings include a detached studio built in a traditional railway style with timber flooring, stable door access, and full power and lighting, offering versatility for hobbies, a home office, or guest accommodation. Additional features include a potting shed, composting area, pond filtration system, and double gates providing rear vehicular access.



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With its energy-efficient biomass heating, solar photovoltaic system with battery storage, and beautifully maintained period features, this Georgian residence represents a rare opportunity to acquire a home of both heritage and substance in one of Martham's most desirable locations.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Biomass Heating System

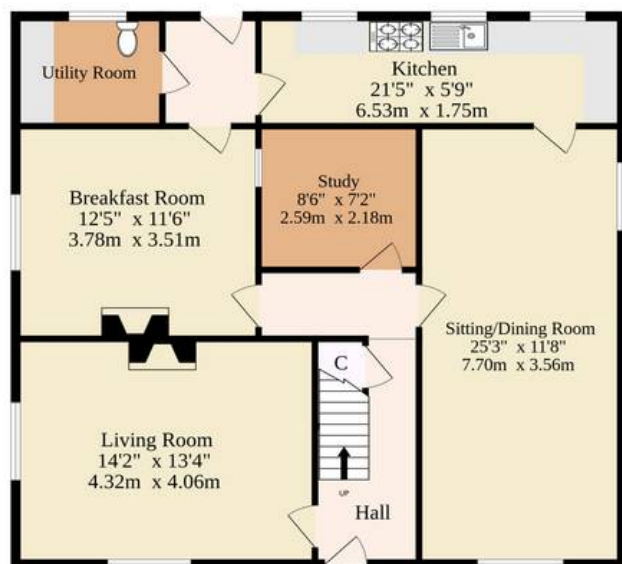
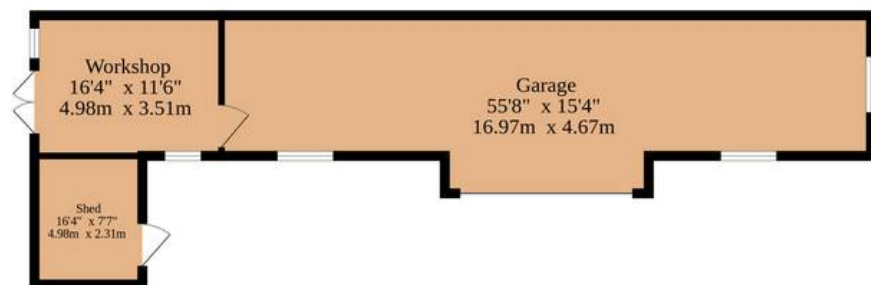
Council Tax Band- F

Solar panels generate an additional income of approximately £35 per month

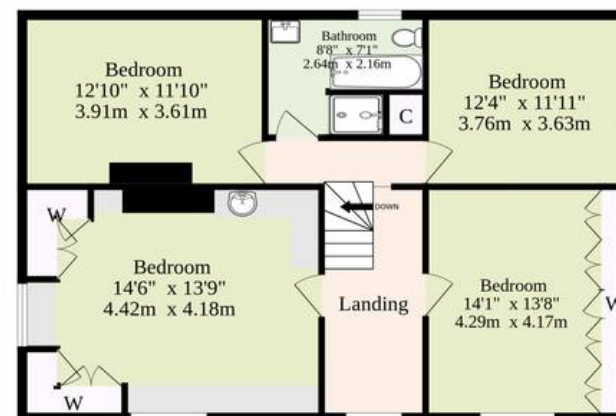


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Ground Floor
2542 sq.ft. (236.2 sq.m.) approx.



1st Floor
836 sq.ft. (77.7 sq.m.) approx.



Sqft Includes Outbuildings

TOTAL FLOOR AREA : 3378 sq.ft. (313.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Dreaming of this home? Let's make it a reality



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Senior Property Consultant



Meet James
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Minors & Brady
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