



Walpole Farmhouse Main Road, Ormesby, Great Yarmouth, NR29 3LW

Price Guide £675,000



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# Walpole Farmhouse Main Road

Ormesby, Great Yarmouth, NR29 3LW

- Delightful Detached Farmhouse
- Four Double Bedrooms
- Indoor Swimming Pool Complex
- Southerly Rear Aspect
- Immaculate Tasteful Presentation
- Superb Back Drop On To A Vineyard
- Flexible Accommodation In Excess Of 4000 Square Feet
- Games Room Providing Potential For An Annexe
- Double Garage & Car Port
- A Rare Opportunity - Viewing Recommended

**\*GUIDE PRICE £675,000-£700,000\*** Aldreds are pleased to offer this stunning detached farmhouse which is believed to date back to the 17th century boasting a flexible layout of accommodation with a superb southerly back drop on to a blackcurrant vineyard. The property sits within a generous private plot in this delightful non estate location and boasts accommodation in excess of 4000 square feet comprising of an entrance porch, reception hall, sitting room, snug, garden room, study, quality kitchen/breakfast room, rear hall, utility room, swimming pool complex with shower room and cloakroom, games room/large reception room, first floor landing, master bedroom with balcony, three further bedrooms, family bathroom and cloakroom. Outside there are established sun trap wrap around gardens, a sweeping driveway leading to a car port and attached double garage. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended to appreciate this rare opportunity.



## Entrance Porch

Triple glazed windows, additional porthole feature window, part double glazed pvc entrance door, wood effect laminate flooring with under floor heating, door to:

## Reception Hall

Staircase to first floor with open under stairs recess, telephone point, radiator, engineered solid wood flooring, new Stannah stair lift, doors leading off to:

## Sitting Room 25'7" x 11'5" (7.82 x 3.48)

A stunning room with double aspect triple glazed windows on to the front and rear aspects, engineered solid wood flooring, radiator, moulded fire surround with electric fire, tv point, patio doors in to the garden room and open access to:

## Snug 11'11" x 9'10" (3.64 x 3.00)

Engineered solid wood flooring, tv point, radiator, double glazed window to rear aspect overlooking the fields.







### **Garden Room 24'0" x 9'8" (7.33 x 2.95)**

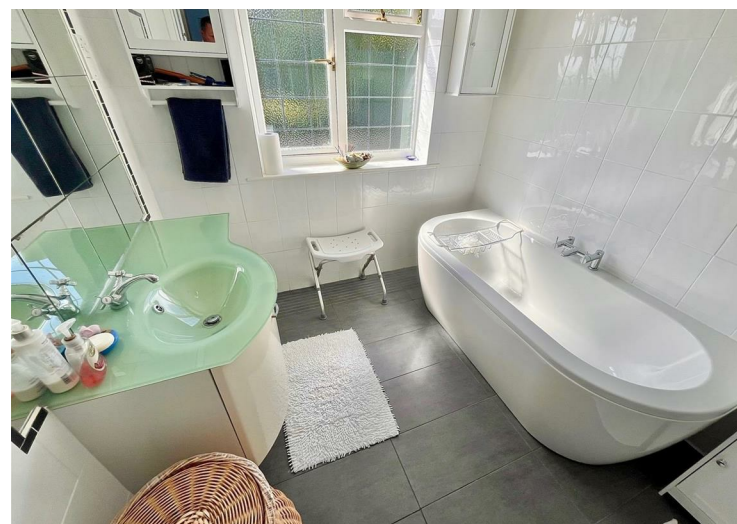
With Vaulted replacement pitched roof, double aspect double glazed windows on to the rear garden overlooking the fields, fitted carpet, wall lights, double glazed patio doors to rear, access to:

### **Rear Hallway 40'8" x 5'1" maximum (12.42 x 1.55 maximum)**

Engineered solid wood flooring, double glazed windows on to the rear garden, Velux double glazed sky light, double glazed French doors to car port area, doors leading off to:

### **Kitchen/Breakfast Room 25'9" x 11'2" (7.85 x 3.41)**

A fantastic room with a designated area to sit around a table with double glazed window to side, radiator, tv point, mock beams, engineered solid wood flooring continuing through to the kitchen area which has been fitted with a quality range of cream cottage style wall and matching base units with wood block work surfaces over, one and a half bowl white ceramic sink with mixer taps, metro tiling to walls, brick lined recess with new electric fire, built in electric double oven, four ring induction hob and extractor hood over, integrated dishwasher and fridge, double aspect double glazed windows to front aspect.





### Study 10'9" x 7'6" (3.3 x 2.3)

Window in to rear hall, part decorative wood panelling to walls, radiator, engineered solid wood flooring.

### Games Room 22'6" x 20'5" (6.86 x 6.24)

An ideal games room with space for a full size snooker table if required and also makes an ideal entertaining space with the potential for converting to an annexe or further bedrooms. Triple aspect double glazed windows, three radiators, parquet flooring, tv point, personal door in to the garage and access to:

### Swimming Pool Complex

#### Inner Hallway

Tiled floor, radiator, doors leading off to:

### Indoor Swimming Pool 32'9" x 27'10" (10.0 x 8.5)

With a heated swimming pool with new pool cover, replacement bars and steps around the pool and patio doors to rear, corner space with new hot tub.

### Shower Room

Tiled shower cubicle with mains fed shower fitting, vinyl flooring, double glazed window to rear.

### Cloakroom

Low level wc, vanity unit with inset wash basin, half tiled walls, vinyl flooring, frosted double glazed window to rear aspect.

### Utility Room 12'10" x 9'9" (3.92 x 2.99)

White gloss wall and matching base units with work surface over, space and plumbing for a washing machine, two inset circular sinks, space for a tumble dryer, double glazed window to rear, 2024 installed Worcester oil boiler which heats the main property and swimming pool with new heat exchanger, tiled flooring.

### First Floor Landing

Access to the insulated loft with added additional insulation, double glazed window to front aspect, doors leading off to:

### Master Bedroom 14'6" x 11'11" (4.44 x 3.64)

Double glazed window to rear, tv point, radiator, double glazed French doors on to a southerly facing rear balcony with a new roof providing an ideal space to relax in.

### Bedroom 2 12'2" x 10'9" (3.71 x 3.28)

Plus recess with built in wardrobes, double glazed window to front aspect, radiator.

### Bedroom 3 11'2" x 10'11" (3.42 x 3.34 )

Double glazed window to rear aspect, radiator.

### Bedroom 4 11'4" x 10'9" (3.47 x 3.28)

Double aspect double glazed windows to front and side aspects, radiator.

### Family Bathroom 10'10" x 7'4" (3.31 x 2.25)

Luxury bathroom with oval bath, tiled shower cubicle with mains fed shower fitting, vanity unit with inset wash basin, fully tiled walls and flooring, spot lighting, radiator, frosted double glazed window to rear aspect.

### Cloakroom

Vanity unit with inset wash basin and adjacent low level with concealed cistern, wooden flooring, half tiled walls, radiator, frosted double glazed window to front aspect.

### Outside

Double wrought iron gates set in boundary walling with wrought iron railings provide access to the black tar sprayed driveway leading to the property, beyond which is the new car port which provides covered parking for two vehicles with an adjacent double garage which is attached to the main property 7.46m x 6.64m with twin up and over doors, power and lighting. Beyond the garage doors is a wooden partition which can easily be removed to provide full access to the garage. The remainder of the garden to the front is lawned with established trees and enclosed on all boundaries. At the rear there is a south/westerly private garden with various areas of paved/timber decked seating to enjoy all day sunshine, some of which has recently been renewed. Within the garden is a new oil storage tank and two new sheds.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

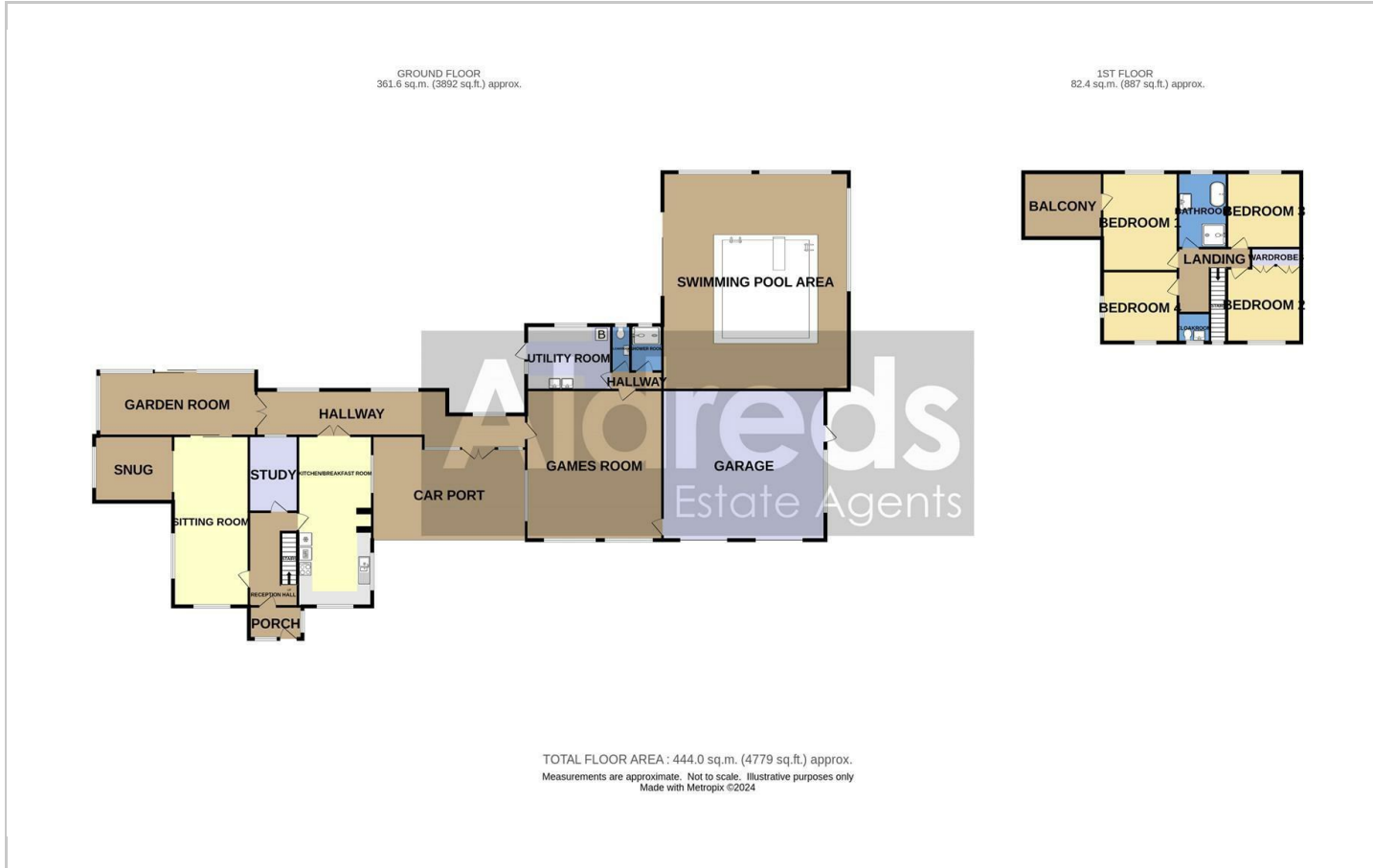
Great Yarmouth Borough Council - Band 'D'

### Location

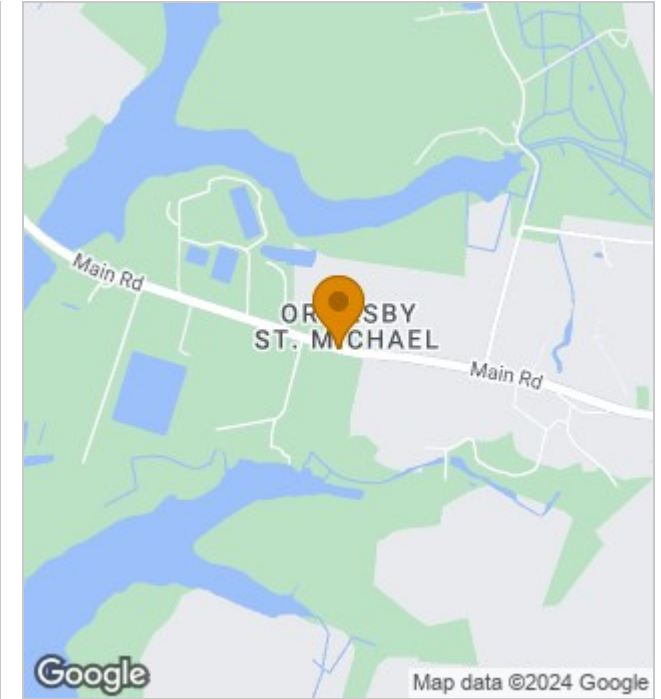
Ormesby St Michael is on the periphery of the main Ormesby village which is a Broadland village approximately 5 miles from Great Yarmouth \* There is a Post Office \* Community Centre \* First and Middle schools \* A school bus service takes older children to the High schools at Martham \* Eastern Counties bus service operates to the City of Norwich.

Ref: Y12190/08/24/CF

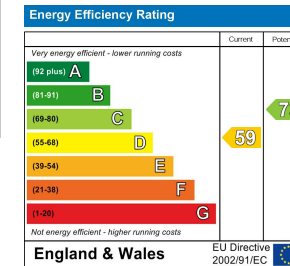
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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