

# Arnolds | Keys



## Whitefoot Lodge, Irmingland Road, Oulton Nr. Corpusty, Norfolk, NR11 6QE Offers Over £950,000

- GENEROUS GROUNDS MEASURING JUST OVER 3 ACRES
- FOUR BEDROOMS
- PRINCIPLE ROOM WITH DRESSING ROOM AND ENSUITE
- DOUBLE GARAGE DIVIDED TO INCLUDE WORKSHOP
- SPACIOUS AND BEAUTIULLY PRESENTED BARN CONVERSION
- THREE BATHROOMS
- AMPLE OFF ROAD PARKING
- PICTURESQUE VILLAGE LOCATION

# Irmingland Road, Oulton Nr. Corpusty NR11 6QF

A charming four bedroom barn conversion nestled on grounds measuring just over 3 acres within the picturesque village of Corpusty. Offering the perfect blend of modern comfort with traditional characterful features throughout, this stunning home provides the perfect countryside retreat.



Council Tax Band: E



## DESCRIPTION

Situated within breath-taking countryside in the village of Corpusty, this charming home offers a peaceful retreat from the hustle and bustle of city life. Nestled within grounds measuring just over 3 acres, including an acre of woodland to explore, it is a truly special place to call home.

Following it's conversion in the 1980's, with original parts of the home dating back to the 1700's, the property now offers generous and bright accommodation to include a welcoming, impressive entrance hall - so spacious it has even been used as an extra room for hosting. The living room is in the heart of the home, the large South facing windows and patio door to the private rear garden flood the room with light while the wooden beams and wood burning stove make this a cosy space. The kitchen has been opened up by the current owners to allow for a dual aspect kitchen diner with island unit; an ideal place for hosting the family, there is a utility room, storage/boot room and access to the integral double garage. The ground floor accommodation is completed with two bedrooms, a shower room and a cloak room.

There are two further bedrooms, each accessed up separate stairways. The second bedroom is the ideal retreat, it has an ensuite bathroom; fitted with a roll top bath, and a private decked balcony area overlooking the garden. The principle bedroom also boasts a luxurious ensuite and a dressing area.

Another aspect to set this property apart are the contemporary upgrades, including the addition of solar panels with storage batteries, waste treatment, a new biomass boiler and refitted windows and doors, allowing for a more modern, energy efficient lifestyle without losing the traditional charm of a barn conversion.

## ACCOMMODATION

### ENTRANCE PORCH

Timber framed door to entrance, two double glazed windows to front aspect, tiled flooring, built in double storage cupboard with rail and shelf.

### ENTRANCE HALL

Double glazed window to front aspect, oak flooring, two radiators, timber framed door to porch, vaulted ceiling, exposed brick wall.

### LIVING ROOM

Double glazed timber framed patio door to rear garden patio area with double glazed windows to rear aspect, wood burning stove with tiled hearth, two radiators, carpet flooring.

### SHOWER ROOM

Double glazed window to front aspect, fitted with a three piece suite comprising shower cubicle with mains connected shower and rainfall shower head, WC, wash hand basin fitted into vanity unit, heated towel rail, tiled flooring and part tiled walls, electric LED mirror.

### BEDROOM FOUR

Dual aspect with double glazed windows to front and side aspects, built in double wardrobe and airing cupboard, carpet flooring, radiator.

### BEDROOM THREE

Dual aspect room with double glazed window to rear and side aspect, walk in cupboard, laminate flooring, radiator.

### CLOAKROOM

Double glazed window to front aspect, WC, wash hand basin fitted into vanity unit, heated towel rail, laminate flooring.

### KITCHEN DINER

Dual aspect with two double glazed windows to rear aspect and one to front, fitted with a Howdens kitchen comprising wall and base units with timber worktop over, inset double ceramic sink and drainer, integrated appliances to include Neff dishwasher, space for a free standing fridge freezer, 'Everhot' electric oven, island unit for further storage and seating, solid oak flooring, radiator, heated rail.

### BOOT ROOM

Double glazed window to rear, space and plumbing for a tumble dryer, under counter fridge/freezer, timber framed door to side entrance, door to;

## UTILITY ROOM

Double glazed window to rear, timber framed door to rear, base units with worksurface over, inset sink and drainer, space and plumbing for a washing machine, space for another free standing fridge/freezer, airing cupboard, tiled flooring.

## FIRST FLOOR

### BEDROOM TWO

Two double glazed Velux windows to side aspect, double glazed timber framed doors to balcony area, three built in cupboards, carpet flooring, radiator.

### ENSUITE

Double glazed window to rear aspect, free standing roll top bath, WC, wash hand basin, heated towel rail, radiator, extractor fan.

### BEDROOM ONE

Dual aspect with double glazed Velux window to front and double glazed window to rear, carpet flooring, two radiators.

### DRESSING ROOM

Double glazed Velux window to rear, two built in double wardrobes, carpet flooring.

### ENSUITE

Double glazed Velux window to rear aspect, double shower cubicle with mains connected shower and rainfall shower head, bath with mixer tap and shower head attachment, sink fitted into vanity unit, WC, vinyl flooring, radiator, shaver charging point.

## EXTERNAL

The property boasts mature and fully enclosed grounds and are a gardeners dream. Measuring just over 3 acres the plot includes a fenced pond, a kitchen garden with raised beds, two summerhouses, a log store, a large machinery shed, heated plunge swimming pool, an Arctic barbeque hut and an acre of woodland to explore with plenty of wildlife to be discovered. To the front a large shingle driveway provides ample parking and turning space with access to the double garage, which has an electric up and over door and has been divided to create a workshop.

## AGENTS NOTES

This property is Freehold.  
Mains water and electricity connected.  
Drainage via a sewage treatment plant.  
Biomass wood pellet fired central heating.  
The property is fitted with solar panels with 3 storage batteries.







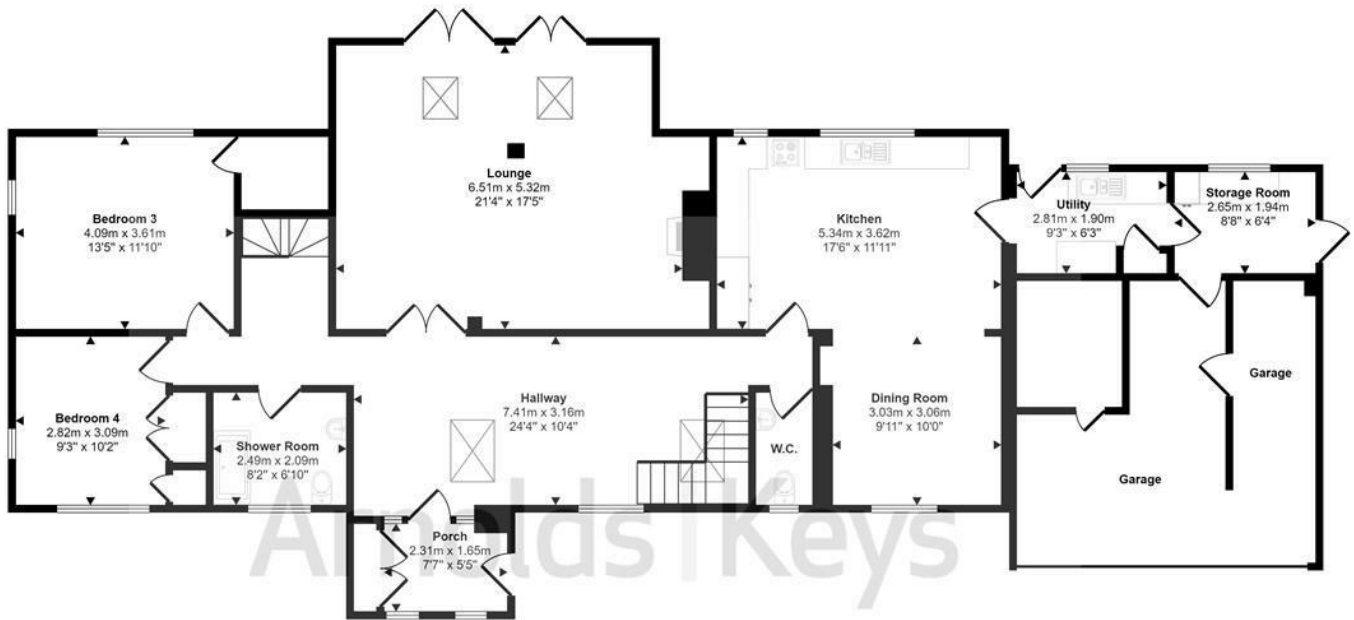
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

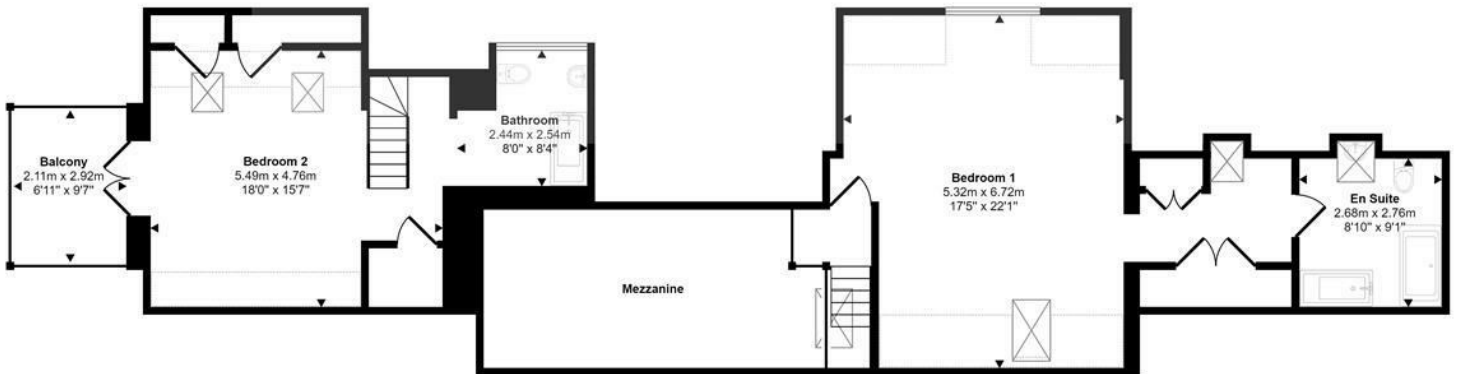
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
292 sq m / 3147 sq ft



Ground Floor  
Approx 185 sq m / 1994 sq ft



First Floor  
Approx 107 sq m / 1154 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.