



THE STORY OF

Oaklea

Corpusty, Norfolk

SOWERBYS



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Oaklea

Corpusty, Norfolk
NR11 6XA

Imposing Detached Country Residence
in a Peaceful Rural Setting

Long, Sweeping Private Driveway
with Tree-Lined Approach

Approximately 12.5 Acres (STMS)
Of Mature Grounds

Bordered by a Picturesque Stream

Extensive And Versatile
Accommodation Throughout

Six Bedrooms, Four with En-Suites

Impressive Principal Suite with Dressing Room

Range Of Outbuildings Including
Barns and Garaging

Separate Recording Studio with Creative Potential

Opportunity For Modernisation,
Offered with No Onward Chain

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Approached via a long, sweeping driveway that winds gracefully through its own mature grounds, the house slowly emerges through a backdrop of established trees, an arrival that immediately sets the tone for the scale, privacy and quiet seclusion that define this impressive home.

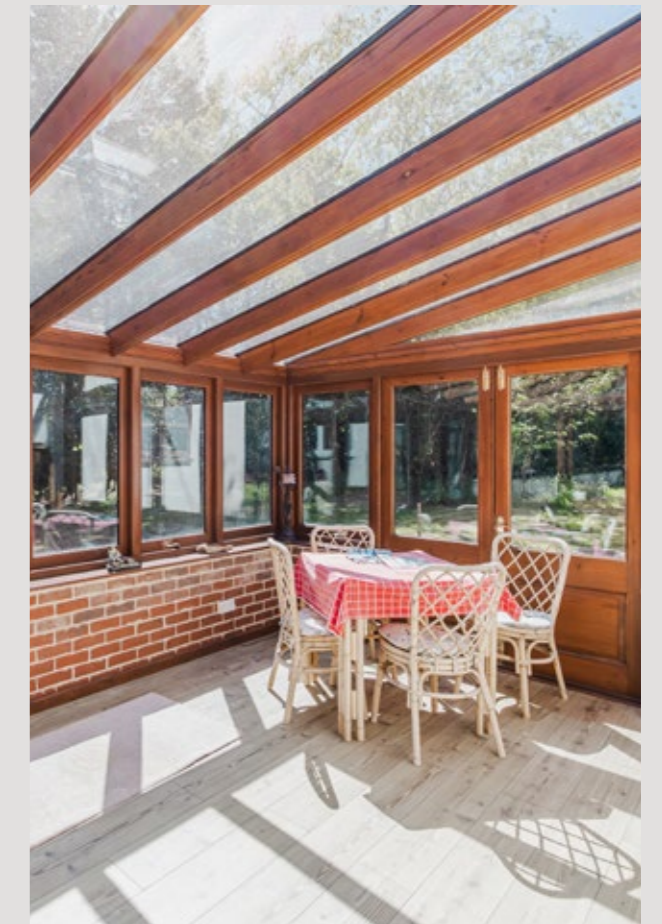
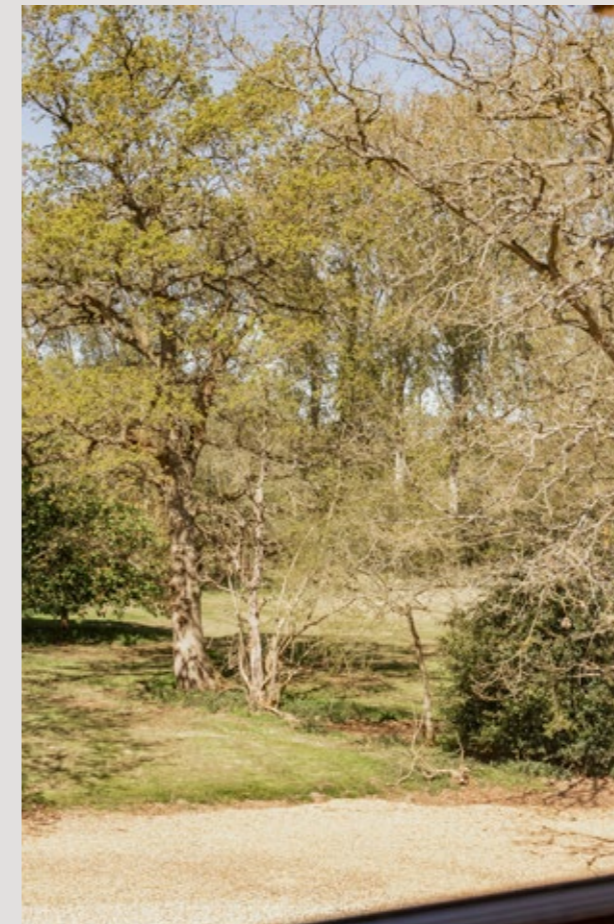
Oaklea has been cherished as a much-loved holiday retreat for many years and now presents a rare opportunity to acquire a substantial country residence with significant potential. Extending to approximately 12.5 acres (stms), the grounds are a defining feature, offering a natural sanctuary of calm and beauty. The land is richly wooded, creating a sense of shelter and intimacy, while a gently meandering stream forms a picturesque boundary that enhances both the outlook and the overall atmosphere.

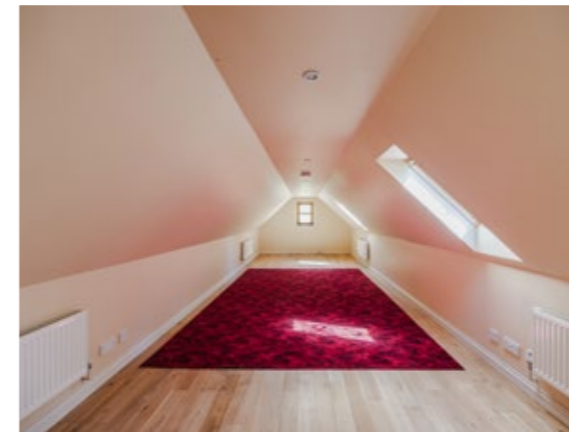
The house itself provides extensive and versatile accommodation, thoughtfully arranged to suit both formal entertaining and relaxed day-to-day living. A selection of elegant reception rooms offers flexibility, each enjoying generous proportions, excellent natural light and attractive views across the surrounding landscape.

The balance between refined character and comfortable practicality is evident throughout, allowing the property to adapt effortlessly to a variety of lifestyles.



A place where every arrival feels like an escape, and every departure is reluctant.





Upstairs, the sense of space continues. There are six well-proportioned bedrooms, four of which benefit from en suite facilities, ensuring a high level of comfort and privacy for family members and guests alike. The principal suite is particularly impressive, incorporating a dedicated dressing room alongside its en suite bathroom, creating a well-appointed and private retreat within the home.

Beyond the main house, a comprehensive range of outbuildings further enhances the appeal and flexibility of the property. These include a cart shed, traditional barns and extensive garaging, all of which offer excellent storage or clear potential for alternative uses, subject to the necessary consents. Of special note is the inclusion of a recording studio, a distinctive feature that opens up exciting possibilities for creative, leisure or professional pursuits.

While certain elements of the house would now benefit from light modernisation, this presents an excellent opportunity for an incoming purchaser to update and personalise the interiors to suit individual preferences. The existing layout, proportions and setting provide a strong foundation for enhancement, allowing the next owner to create a bespoke country home while retaining the property's inherent charm and presence.

Properties that combine this level of space, privacy and adaptability are rarely available. Oaklea offers not just a residence, but a lifestyle opportunity, equally suited as a full-time home, a countryside retreat or a multi-generational living arrangement.



Offered to the market with no onward chain, Oaklea represents a compelling opportunity to secure a substantial and characterful home within an unspoilt rural setting, with the scope to further enhance and add value over time.



Corpusty

COUNTRYSIDE CALM WITH COAST
AND CULTURE

Located within the North Norfolk countryside, the village of Corpusty offers a peaceful rural setting with a strong sense of community, while remaining well connected to nearby towns and the coast. Surrounded by open farmland and attractive countryside, it provides an appealing balance of space and accessibility.

Village life centres around St Peter's Church, Corpusty, a historic landmark that reflects the area's heritage. The village features a mix of traditional brick and flint homes alongside more contemporary properties, all set within a picturesque landscape.

For dining, The Dukes Head, Corpusty is a popular choice, offering a welcoming atmosphere and locally inspired menus. A short drive away, The Gate of India, Saxthorpe provides a well-regarded alternative, while The Gunton Arms combines food with a distinctive setting. The nearby market town of Holt expands the selection with independent cafés, restaurants and boutique shopping.

Everyday amenities can be found in Aylsham, while schooling is well catered for by Corpusty Primary School and Reepham High School and College.

The city of Norwich is within easy reach, offering extensive retail, cultural attractions and direct rail links. The North Norfolk coastline is also nearby, making Corpusty an excellent base for enjoying both countryside and coastal living.



Note from Sowerbys



“Wake to birdsong, wander through woodland, and unwind beside gently flowing water.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Wood biomass heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///replaces.fabric.highways

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SOWERBYS

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