



Barley Croft, Corpusty

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Pointens





**Barley Croft, 43 Ermingland Road,
Corpusty, Norfolk NR11 6QE**
Holt 2 miles, Norwich 20 miles
North Norfolk Heritage Coast 4 miles

Spacious detached house with an attached self contained annexe. Barley Croft is situated in a quiet country lane and enjoys wonderful country views to the rear aspect over water meadows and to the River Bure Chalk Stream.

GUIDE PRICE £535,000



The property

Spacious detached family sized house with an attached self contained annexe. The property is situated to the south east of this popular North Norfolk village in a delightful rural setting down a quiet country lane overlooking open fields and countryside and backing onto water meadows. The highly flexible accommodation presently comprises: an entrance porch, entrance hall, sitting room, kitchen/diner, utility room, a garden room and shower room. On the first floor there is a master suite, three further bedrooms and a bathroom. The property also enjoys oil fired central heating and double glazing. Attached to the house is a self contained one bedroom annexe. Outside a shingled driveway leads to an attached garage. There are pleasant well tended gardens surrounding the property with a delightful back drop to the rear aspect over water meadows of the River Bure.

Location

Located in the heart of North Norfolk countryside this attractive village is approximately 7 miles from the fashionable Georgian town of Holt and 10 miles from the coast at Blakeney. Corpusty boasts a fine selection of amenities to include a village shop, a primary school, a popular public house and an art gallery. The village is well positioned for exploring North Norfolk including the stunning 43 mile heritage coastline, much of which is a designated Area of Outstanding Natural Beauty offering wide sandy beaches, pine forests, salt marshes and mud flats, with all the outdoor pursuits that this diverse landscape has to offer – sailing, horse riding, bird watching, golf etc. Norwich is around 16 miles distant with fast rail links to London Liverpool Street and Norwich Airport has direct access to most destinations via Schipol.

Directions

Leave Holt via the Norwich Road, proceed through the village of Edgefield and continue for a further 2 miles to Saxthorpe. At the round about take the third exit to Norwich. Take the next left hand turning into Ermingland Road. No 43 will then be found on the left hand side after around 200 yards.

ACCOMMODATION

The accommodation comprises:
The Front Door leads to:-

Entrance Porch

Tiled floor, door to the annex and another door to entrance hall, radiator. Wooden floor and staircase to the first floor. Fitted coat pegs.

Entrance Hall

Radiator, stairs to first floor, wooden flooring.

Sitting Room (24'8 x 12'8 double aspect))

Open fireplace, two radiators, wooden floor. Double doors to the:-

Garden Room (12'8 x 9'8)

Radiator, tiled floor, double doors to the front garden.

Kitchen/Diner(17'3 x 10' double aspect)

Range of fitted base units with working surfaces over, inset butler sink with mixer tap. Free standing Range cooker. Tiled floor.

Utility Room (9'10 x 5'2)

Range of fitted base units with working surfaces over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Tiled floor.

Wet Room

Fitted shower, wc, vanity unit with basin over.

First floor landing

Radiator, airing cupboard. Two underfloor storage cupboards.

Master Suite

Bedroom One (12'x 9'7)

Radiator. BT point

En-suite

Corner bath plus mixer tap, shower cubicle, vanity unit with basin over, bidet, wc, Radiator, electric shaver point.

Dressing Room (16'10 x 10' double aspect)

Extensive range of fitted wardrobes, radiator.

Bedroom Two (13' x 11')

.Radiator, fitted wardrobes

Bedroom Three (12'6 x 11' max)

Two fitted cupboards, radiator.

Bedroom Four (11'8 x 7'10)

Radiator, fitted dressing table.

Bathroom

Panelled bath with mixer tap over, pedestal washbasin, wc, heated towel rail.

Adjoining Annexe**Sitting Room (16'8 x 11')**

Modern Dimplex electric heater, wooden floor, television point.

Kitchen (11' x 7'8)

Range of fitted base units, working surfaces over. Inset single drainer sink with mixer tap. Automatic washing machine, electric oven. Fitted fridge, extractor hood, tiled splashbacks, wall unit, wooden floor. Cupboard housing a Worcester Bosch oil fired boiler for central heating and domestic hot water (fitted in 2021).

Rear Hall

Door to rear garden, modern Dimplex electric heater.

Leading to:

Bedroom (14' x 12'3 double aspect)

Fitted wardrobe, modern Dimplex electric heater.

Bathroom

Pedestal washbasin, wc, panelled bath with shower screen and mixer tap. Heated towel rail Velux window.

Curtilage

The property is approached over a gravel driveway and this in turn leads to an attached brick and tiled garage (18' x 12'4) with up and over door, personnel door, electric power and light. The garden to the front of the property is mostly laid to lawn with various inset mature shrubs and trees. To the rear a further garden area overlook the water meadows of the River Bure chalk stream. The garden has a patio area directly behind the house and is laid to lawn with various shrub beds and trees. There is a log store and modern plastic oil tank. A pedestrian gate leads to the front of the property.

General Information

Tenure: Freehold.

Council Tax Band: E (2025/2026 £2876.08).

Services: Mains water and electricity. Drainage is via a septic tank..

Local Authority: North Norfolk District Council tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

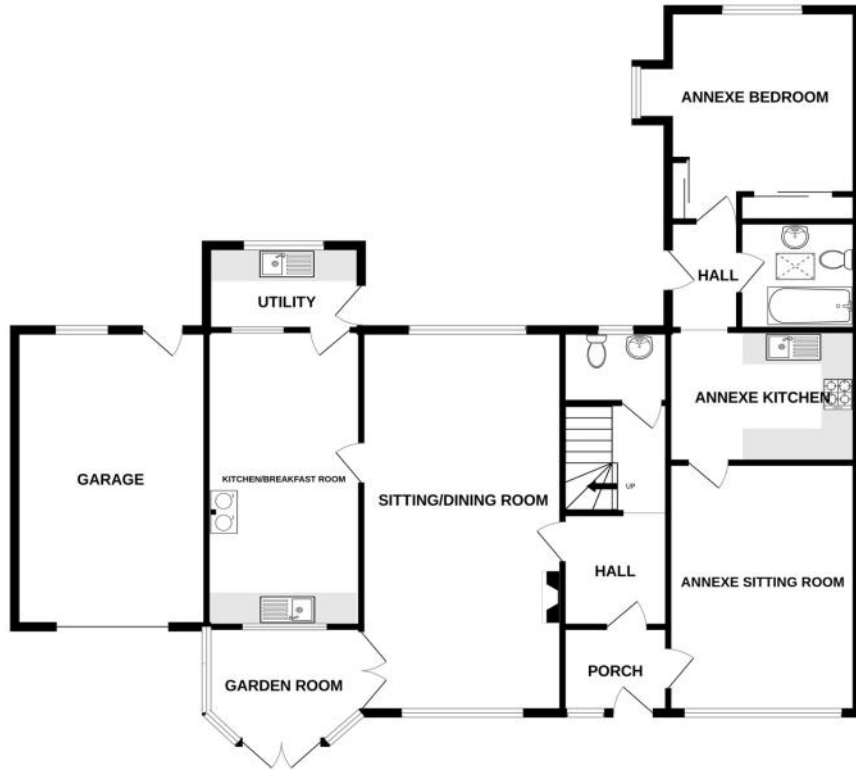
Energy Performance Certificate: Band D

Ref No: H313484





GROUND FLOOR
1537 sq.ft. (142.8 sq.m.) approx.



1ST FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2572 sq.ft. (239.0 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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