



Greengates
The Street | Oulton | Norfolk | NR11 6AF

MORE THAN MEETS THE EYE



“There’s so much more here than you might first expect – this beautiful barn-style build sits so comfortably in its rural surroundings that you’d be forgiven for thinking it’s been there for centuries, when it’s around 20 years old. With around 3.75 acres made up of just under an acre of formal gardens and the rest paddocks, it’s perfect for equestrian use, or you could live your rural dream here, with a pony, goats, chickens, an orchard, kitchen garden... you choose.”



KEY FEATURES

- A Barn Style, Modern Single Storey Residence enjoying an Idyllic Situation set back from the road in 3.75 acres of Formal Gardens and Paddocks
- Four Bedrooms; Two Bathrooms
- Open Plan Living/Dining and Kitchen with Separate Utility
- A Substantial Modern Outbuilding incorporating Garage, Stabling, Tack and Feed Room and Hay Store
- Easy Access for Horse Lorry and Associated Farm Machinery
- Wonderful Character found within the Home with Fireplaces and Vaulted Ceilings
- The Accommodation extends to 1,904sq.ft
- Energy Rating: D

If you're looking to start a new life in the country, whether with land for your horses, fresh air and freedom for your children or grandchildren, land for animals or to grow your own, this will hit the spot! The house itself is a true delight, beautifully designed and recently improved, ready for its new occupants. Within a small but friendly community, it's just outside the pretty market town of Aylsham, perfectly placed for easy access to Norwich, the Broads and the coast.

Full Of Character

You don't find many one-off modern properties in little rural villages like this – certainly not ones that blend into their surroundings so effortlessly. Designed and built by the first family to call it home, the property was completed in 2005 with great skill, looking like an authentic barn conversion. With features such as exposed trusses within vaulted ceilings, a lovely fireplace, wooden flooring, stone tiles and extensive use of oak, it has a wonderful period feel and lots of rustic character, but it also has underfloor heating throughout, a lovely open plan layout, large windows and plenty of French doors leading onto the garden, so you have the advantages of a modern build alongside the character of something much older. The current owners have redecorated throughout, fitted a new boiler and water softener, along with a car charging point, and done a lot of work in the gardens, to create beautiful surroundings that complement their home.

Flexible And Family Friendly

You can only see a glimpse of the property from the road – the house is set well back down its own driveway and almost entirely hidden from passers-by, so it's incredibly peaceful and private here.





KEY FEATURES

The accommodation centres around a stunning open plan living room, dining room and kitchen with AGA, electric side companion ovens and gas hob. This is a brilliant family and sociable space. The owners have looked after their oldest grandchild on many occasions and found the open nature of the barn to work well with little ones. There's also a utility room to one side. The master bedroom can be found to the front of the property and benefits from built-in wardrobes and French doors to the south, so you can sit in the courtyard with your morning coffee, as well as being positioned next to a bathroom with a spa bath, shower and his and hers sinks. There are two further good size bedrooms on the other side of the property, again next to a family bathroom, and one has doors to the garden, plus a further double bedroom at the front of the barn that the owners use as a gym. This would also make a great family room or home office. Again, there are doors to the courtyard from this, which is a lovely touch. The main open plan living space has French doors on one side and a single door on the other, so you can see there's a great connection between the inside and outside space.

Embracing The Great Outdoors

The owners have done a lot of work to the formal gardens and the surroundings are beautiful – you can imagine yourself spending many happy hours relaxing out here. The sunny terrace, wrapped around by the property on three sides, is a sheltered suntrap and the perfect vantage point for watching little ones playing outside. In addition to the formal gardens, there are nearly 3 acres of paddocks, with a large and well-maintained stable block at the centre. The plot is very secure as you have to pass the house to get to the paddocks, so horses or livestock are well protected. Naturally, there's ample parking and hard standing too. If you ask the owners what wildlife they've seen, they'll say it's more a case of what haven't they seen – there's such variety here as you have farmland and woodland all around. When you make your way down the drive, you leave the outside world behind and return to your rural paradise, but when you need to pop to the shops, or if you're looking for the day-to-day essentials, you'll find you're incredibly well connected. Aylsham is just a couple of minutes' drive and has excellent schools, a market, library, GP surgery, pub, supermarket and more, as well as a wealth of independents. You're only around 15 minutes from Holt, which is another pretty market town full of period buildings, and 20 minutes from the coast. If shopping is more your thing, Norwich is only half an hour away.

































INFORMATION



On The Doorstep

Oulton is located near to the thriving market town of Aylsham, which gained Cittaslow status in 2004. Aylsham offers a wide variety of amenities including takeaways, cafe's, boutiques, a traditional butcher, gastro pub, greengrocer, post office, library and monthly farmers market. There are also many leisure facilities including riding, a tennis club and a choice of local golf courses. Aylsham is ideally located between Norwich and Holt for a choice of Independent schools. Only a mile to the north is the National Trust's 'Blickling Hall' and further north 'Felbrigg Hall' and the Heritage coastline.

How Far Is It To?

The cathedral city of Norwich is approximately 12 miles to the south where a more comprehensive range of shopping, leisure and cultural facilities can be found. Norwich has a mainline railway station to London Liverpool Street as well as an International airport. The North Norfolk coast is a 20 min drive north where you have a wonderful selection of quaint seaside villages with an abundance of local wildlife, nature trails and sandy beaches. The famous Norfolk Broads can be found to the east with its many varied waterways offering water activities galore as well as a variety of bird life.

Directions

Leave Norwich on the A149 Holt Road, shortly after the Aylsham/Reepham roundabout take a right hand turn off the A149 sign posted Oulton. Continue to the centre of the village where access to the property can be found on the right hand side set back behind the first row of houses. The drive to the property is situated to the side of Pasture Cottage.

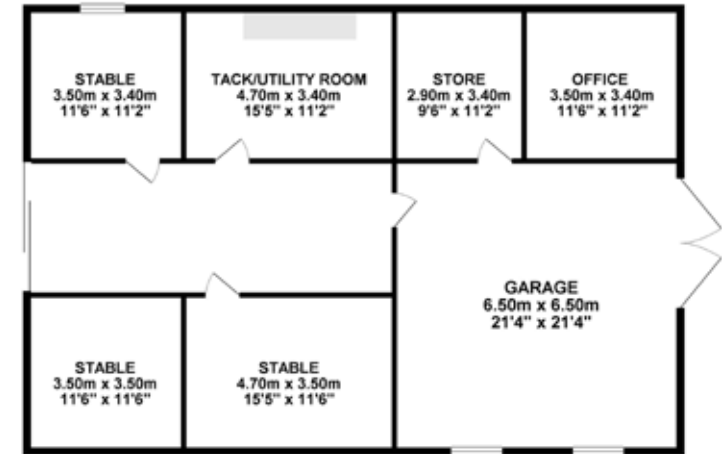
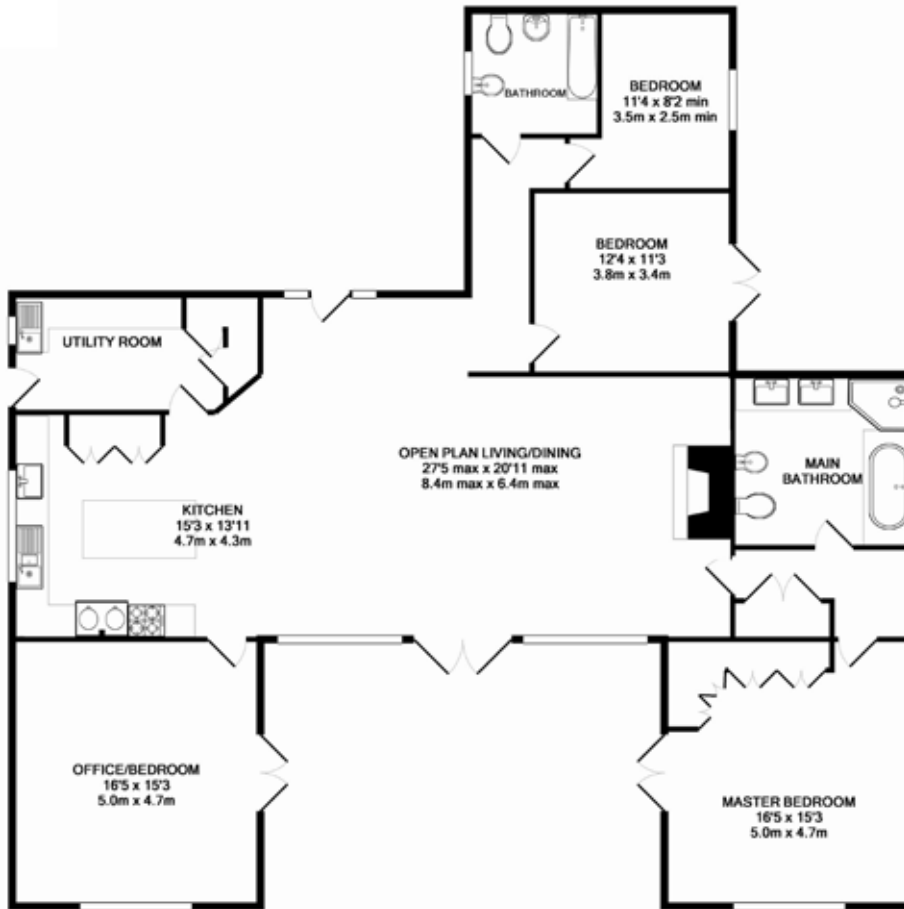
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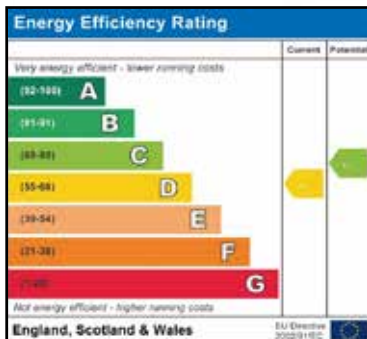
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TOTAL APPROX. FLOOR AREA (HOUSE) : 1904 SQ.FT. (176.9 SQ.M.)

OUTBUILDING 144.36 sq. m. (1553.87 sq. ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For a free valuation, contact the numbers listed on the brochure.





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