

Arnolds | Keys



Barley Croft, 43 Irmingland Road, Corpusty, Norwich, NR11 6QE

Guide Price £630,000

- DETACHED HOME
- FIVE BEDROOMS
- PICTURESQUE VILLAGE LOCATION
- SELF CONTAINED ANNEXE
- FOUR BATHROOMS
- COUNTRYSIDE VIEWS
- OFF ROAD PARKING FOR SEVERAL CARS AND A GARAGE
- MAIN BEDROOM WITH EN SUITE AND DRESSING ROOM

8 Market Place, Aylsham, NR11 6EH
01263 738444

county@arnoldskeys.com
www.arnoldskeys.com

Experience idyllic rural living in North Norfolk's picturesque countryside, with convenient access to the market towns of Holt and Aylsham. Barley Croft is a modern, detached residence situated in the scenic Bure Valley.

This home includes a versatile four bedroom layout and a self contained annexe. The main house features a large sitting and dining room with garden views, a rustic kitchen, a utility room, guest WC, four double bedrooms with countryside views, and a principal bedroom with an en suite and dressing room.

The annexe provides flexible accommodation with a sitting room, kitchen, bedroom, and bathroom, ideal for guests or as a holiday let. The property boasts established gardens, a sweeping driveway, and stunning views over the Bure Valley, perfect for enjoying local wildlife and unspoiled walks. This exceptional home combines rural tranquility with the conveniences of nearby towns and easy access to the coast and Norwich.



Council Tax Band: E



Description

Discover the charm of rural living in North Norfolk's breathtaking countryside while enjoying the convenience of nearby Holt and Aylsham market towns. Nestled in the serene Bure Valley, Barley Croft is a contemporary, detached home offering a unique opportunity in this rarely available location.

The property features a flexible four bedroom main house and a separate self contained annexe. The spacious sitting and dining room, with expansive garden views, creates an inviting living space. The main house also includes a guest WC, four double bedrooms with scenic views, and a master suite with an en suite and dressing room.

The annexe offers adaptable living with a sitting room, kitchen, bedroom, and bathroom, making it ideal for guests or a holiday let. The property is surrounded by well maintained gardens, a generous driveway, and stunning vistas of the Bure Valley, perfect for wildlife enthusiasts and nature walks. Combining rural peace with town conveniences and easy access to the coast and Norwich, this home is truly exceptional.

Entrance Lobby

Wooden entrance door with ornate glass panel, tiled floor, door leading to hallway, and door leading to annexe.

Annexe

Lounge

Laminate wood flooring, single glazed windows to South facing aspect, electric storage heater, electric box cupboard, pine door leading to kitchen

Kitchen

Laminate wood flooring, plumbing for washing machine, space for fridge

and space for oven with extractor hood over, wall and base units with counter over, single glazed window East facing to side aspect, boiler cupboard.

Lobby

Vinyl flooring, single glazed obscured window and door leading to garden, electric storage heater

Bathroom

Vinyl flooring, enamel pedestal hand wash basin, WC, panelled bath with shower over

Bedroom

Dual aspect North and West facing overlooking the garden, carpeted, built in wardrobes, electric storage heater, loft access.

Main House

Hallway

Solid oak wood flooring, door leading to living room, stairs leading to first floor landing, door leading to wet room, radiator

Downstairs Wet Room

Enamel hand wash basin with vanity unit under, WC, single glazed window with obscured glass North Facing, shower connected to mains.

Lounge

Solid oak flooring, two single glazed windows North and South facing, two radiators, open fire with red brick surround

Conservatory

Tilled flooring, single glazed windows, radiator

Kitchen Diner

Range oven with 6 ring electric hob, butlers sink with drainer, a range of base units with oak counter top over, single glazed windows looking into conservatory, room for fridge, radiator

Utility

Tiled flooring, door with obscured glass leading to garden, single glazed window north facing looking into garden, 1 bowl sink with drainer, room for washing machine and tumble dryer.

Stairs to first floor landing

Landing

Painted wooded floorboards, doors leading to bathroom, bedrooms and eves storage. Single glazed windows South facing, radiator

Bathroom

Vinyl flooring, WC enamel pedestal hand wash basin, towel heater, single glazed window North facing to garden aspect, panelled bath with shower connected

Bedroom 4

Carpeted, single glazed window North facing to garden aspect, secondary glazing, radiator, built in wardrobe

Bedroom 3

Two built in wardrobes, painted wooden floorboards, radiator, single glazed window South facing with field views

Bedroom 2

Carpeted, built in wardrobes, single glazed window North facing over looking garden and fields beyond, radiator.



Dressing Room

Carpeted, built in wardrobes, two single glazed windows North and South facing, radiator

Main Bedroom

Carpeted, radiator, single glazed window to South facing aspect.

En Suite

Vinyl floor, enamel hand wash basin with vanity unit under, shower cubicle, panelled corner bath with shower fittings, bidet, WC, radiator, single glazed window North facing aspect, radiator.

Garage

Up and over door, concrete floor, single glazed window North facing to garden aspect, door leading to garden, electricity connected.

External

To the front is a Shingle driveway, enough for 6 cars, a lawned area, 2 conifer trees, log store, side access to garden, mature shrub and flowers, to the rear is mostly laid to laws with mature shrubs, flowers, a silver birch and acer tree, a patio area, and views to the River Bure.

Agents Notes

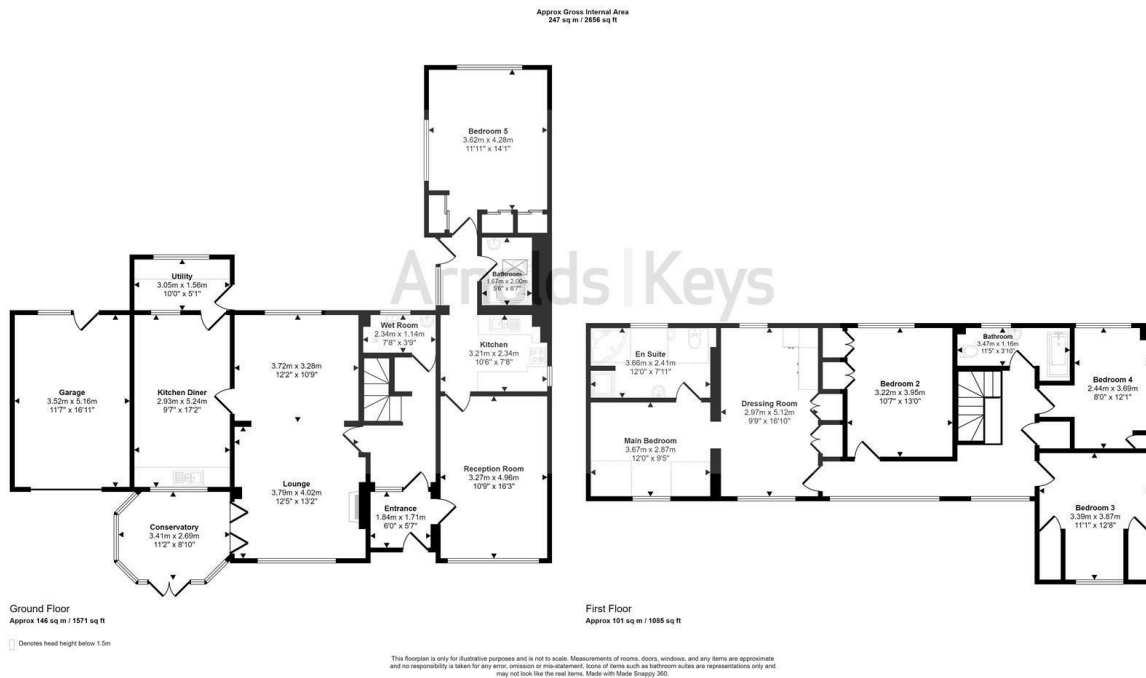
Freehold

Council Tax - North Norfolk District Council - Band E

Oil fired central heating

Mains drainage





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	