Lyle’s Lodge
Corpusty Road, Wood Dalling, Norfolk, NR11 6RD

£1,395,000

Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com

Council Tax
Band H

Energy Efficiency Rating
C

To retrieve the Energy Performance Certificate for this property please visit https://www.epcregister.com/ and enter in the reference number above.

Services
Mains electricity, oil fired central heating, private water supply and private drainage

Viewing by appointment with our
Holt Office 01263 710777
2 High Street, Holt, Norfolk, NR25 6BQ.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.
Lyle's Lodge

An exquisite architect designed seven bedrooms, five reception country home situated in gated grounds of approximately 6.75 acres (stms) and extending to over 6000sq. ft. of accommodation. The property is beautifully presented in all areas with neutral and tasteful décor throughout. Great attention to detail has been lavished on every aspect of this home and features include oak flooring, doors, skirting boards, wall panelling, exposed wall and ceiling beams, architraves and kitchen units. There are ornate cast iron fireplaces in many rooms, tiled and hardwood parquet floors, solid brass light switches and door handles, granite worktops and many other wonderful fixtures and fittings creating an extremely generously proportioned and well-presented family home. The accommodation on the ground floor comprises entrance hall, triple aspect sitting room with open fireplace, dining room, inner hallway, kitchen breakfast room, office, library, ground floor bathroom and family room. On the first floor is an extremely spacious landing, master bedroom with en suite facilities, three further bedrooms with en suite facilities and three additional double bedrooms. Outside is a gated shingled driveway, large parking and turning area, generous lawned gardens and a collection of quality outbuildings providing further scope and options. Nestled adjoining glorious open countryside in the delightful and traditional North Norfolk village of Wood Dalling. The Georgian market town of Holt and Gresham’s School is less than 9 miles away.

Wood Dalling

The village of Wood Dalling is approximately 7 miles west of Aylsham and 3 ½ miles from Reepham. Its church, St Andrews, sits in the centre of the village and dates in part to the 13th century. The popular and attractive town of Reepham has a highly regarded primary school and an ‘outstanding’ secondary school which achieved the highest ofsted rating in the UK and has an adjoining sixth form college. In the town there is a large park with a wide range of facilities including a large selection of shops including a bank, a newsagents, a post-office, a library, healthcare centre, pharmacy, greengrocer, butchers, a whole foods and hardware store, adventure playground and public tennis courts. The town holds a market in the square every Wednesday. There is also a hotel with public sports facilities and two further public houses. The Cathedral City of Norwich is approximately 14 miles away and has major rail links to London Liverpool Street and Norwich International Airport.
Accommodation Comprises:

Large canopied entrance with brick floor leading to part glazed oak door opening into...

Entrance Hall
Bay window to front and further window to front, hardwood parquet flooring, three radiators, stairs to first floor, smoke alarm, wall mounted central heating thermostat and alarm panel. Opening to the dining room and doors to the family room, bathrooms, airing cupboard, library, office, kitchen and part glazed oak door opening into...

Sitting Room
37' 7" x 31' 0" (11.46m x 9.45m)
Triple aspect room with bay window to front and side and further window to rear overlooking grounds and surrounding countryside. Exposed ceiling timbers, recessed halogen spotlights, solid oak flooring, four radiators, feature fireplace and oak framed opening into...

Dining Room
19' 3" x 17' 2" to bay (5.87m x 5.23m to bay)
Bay window to rear, fully glazed door to rear, solid oak flooring, two radiators, feature fireplace and oak framed open partition into entrance hall.

Outside
Accessed through wrought iron gates with a large gravelled turning and parking area with a further gravel driveway leading up to the front and side of the house. There is a wooden outbuilding with a large games room/workshop and utility room, which also houses the tanks for both the heating and hot water systems. There is a swimming pool and beyond this a storage shed housing the equipment for the bore hole providing a private source of water for the house, and a pump room housing the plant system for the swimming pool. There are large gardens which are partially laid to lawn interspersed with mature trees and further grounds bordered by mature trees and hedges.
Ensuite Shower Room
Window to side, fully tiled floor and walls, pedestal washbasin, chrome ladder style towel radiator, shower with wall mounted chrome thermostatic shower, low level WC, shaver point and recessed halogen spotlights.

Bedroom Five
19' 6" x 11' 5" (5.94m x 3.48m)
Window to side, fitted carpet, radiator, built in wardrobe with hanging rail and fitted carpet internally and door to ensuite shower room.

Ensuite Shower Room
Window to side, fully tiled floor and walls, pedestal washbasin, shaver point, walk in shower area with chrome wall mounted thermostatic shower, low level WC, recessed halogen spotlights and radiator.

Bedroom Six
21' 9" max x 11' 5" (6.63m max x 3.48m)
Double aspect room with window to side and rear, fitted carpet, radiator, door to built in wardrobe with hanging rail and fitted carpet internally and door to ensuite shower room.

Ensuite Shower Room
Velux window, fully tiled walls and floor, recessed halogen spotlights, radiator, low level WC, pedestal washbasin with shaver point, chrome ladder style towel radiator, shower area with mosaic tiled walls and wall mounted chrome thermostatic shower.

Family Bathroom
12' 0" x 12' 0" (3.66m x 3.66m)
Window to side, fully tiled floor and walls, chrome ladder style towel radiator, low level WC and pedestal washbasin with shaver point. Radiator, cast iron slipper bath, walk in shower area with chrome wall mounted thermostatic shower and recessed halogen spotlights.

Bedroom Seven
16' 6" x 15' 0" (5.03m x 4.57m)
Triple aspect room with window to rear and to two sides, radiator and fitted carpet.
Family Room
29' 4" max to bay x 16' 7" to bay (8.94m x 5.1m)
Triple aspect room with bay windows to front and two to side, part glazed door, two radiators, solid oak flooring, feature fireplace, pamment hearth and television point.

Downstairs Bathroom
16' 2' x 7' 8" (4.93m x 2.34m)
Window to side, fully tiled walls and floor, shower area with chrome wall mounted thermostatic shower, chrome towel radiator, shaver point, pedestal washbasin, low level WC, cast iron slipper bath and radiator.

Airing Cupboard
With pine slatted shelving, solid oak floor and ladder style towel radiator.

Library
18' 7" to bay x 10' 9" (5.66m to bay x 3.3m)
Bay window to side overlooking pond and gardens, part glazed door, solid oak flooring, oak panelled walls, recessed halogen spotlights, radiator, extensive range of built in bookcases and part glazed door to...

Bedroom One
18' 7" x 17' 9" max (5.66m x 5.41m max)
Window to side, fitted carpet, radiator, built in wardrobe with hanging rail internally, alcove storage cupboard and door to...

Ensuite Shower Room
11' 2" x 8' 6" (3.4m x 2.59m)
Window to side, fully tiled floor and walls, pedestal washbasin, radiator, shaver point, recessed halogen spotlights, exposed wall timbers, chrome ladder style towel radiator, low level WC and walk-in shower with wall mounted chrome thermostatic shower.

Bedroom Two
22' 0" > 16' 8" x 17' 8" > 8' 9" (6.68m > 5.08m x 5.38m > 2.67m)
Dual aspect room with window to front and side, radiator, fitted carpet, exposed ceiling timbers and door to built in wardrobe with built in hanging rail and fitted carpet internally.

Bedroom Three
15' 9" x 13' 7" (4.8m x 4.14m)
Window to side, fitted carpet, radiator and built in wardrobe with hanging rail and fitted carpet internally.

Bedroom Four
18' 0" x 15' 2" (5.49m x 4.62m)
Window to front and side, fitted carpet, radiator, built in wardrobe with hanging rail and fitted carpet internally and door to ensuite shower room.
Study
24’ 6” x 11’ 4” (7.47m x 3.45m)
Double aspect room with window to side and rear, solid oak flooring, recessed halogen spotlights, telephone point and built in desk and work area with ample storage beneath.

Kitchen/Breakfast Room
27’ 5” x 19’ 0” x 15’ 7” (8.36m x 5.94m x 4.75m)
Triple aspect room with windows to rear and side, part glazed door to side, garden and patio area. Tiled flooring, three radiators, fully fitted kitchen finished in oak with granite worktops, twin butler sink with chrome swan neck mixer tap, island unit and Smeg electric oven with six ring gas hob. Integrated freezer, integrated fridge, integrated dishwasher, oak partition, built in oak panelled seating area, halogen spotlights and door to... 

Walk-In Pantry
Solid oak flooring and extensive range of timber shelving.

Stairs and Landing
Fitted carpet, oak panelled walls and banister, windows to front, side and rear, four radiators, wall lights, exposed wall and ceiling timbers doors to all seven bedrooms and the family bathroom.