



ADDRESS  
The Oaks  
Ormesby St Margaret  
Norfolk  
NR29 3GY

TENURE  
Leasehold

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**‘SYMPATHETICALLY  
RENOVATED USING  
THOUGHTFULLY  
CHOSEN MATERIALS,  
CREATING QUALITY  
AND CHARACTERFUL  
ACCOMMODATION’**

**FIND  
YOUR  
NEST**





# B

Brilliantly situated in the centre of the village and adjacent to the Village Green is this charming three-bedroom house with a small private courtyard garden. Previously the Royal Oak PH, the property has been wonderfully restored. It has internal accommodation of circa 1,000 sq ft based around a central stairwell and voluminous accommodation with 14ft ceilings heights.

Forming part of the former public house, the building was constructed in 1810, and was converted for residential use in 2010. The house has been sympathetically renovated using thoughtfully chosen materials, creating quality and characterful accommodation.

This house has a pleasant sense of volume throughout, with wonderfully high ceilings and open views over the village. Accommodation is arranged generously across three storeys; the accommodation is connected via a central stairwell which is flooded with natural light from a large window on the top floor.

The house is set to the rear of The Oaks. There is designated residents parking. The house has a lovely block paved front garden located behind a walled boundary with steps leading up to the entry and into a grand reception hallway with cloakroom.

There is a large living room to the left of the entrance hall, which is flooded with light through beautiful west facing windows. A modern fireplace provides a warm and welcoming focal point to the room. On the opposite side of the hallway is the kitchen/dining room. An elegant row of cabinets sits under laminate worktops.

There are two bedrooms and a family bathroom on the first floor. The largest, positioned at the front of the house has a lovely tall picture window, and a dressing area. The second bedroom is more modest in size, but still offers plentiful room for sleeping and dressing areas. A fully tiled family bathroom featuring a bathtub with shower over, close coupled WC, and wash basin.

The remaining bedroom is on the second floor, where a large landing doubles as a useful home office area.







Tenure: Leasehold – 987 years remaining  
Service Charge - £450 per annum  
Heating – LPG Gas Central Heating  
Council Tax – Band B (£1,575)

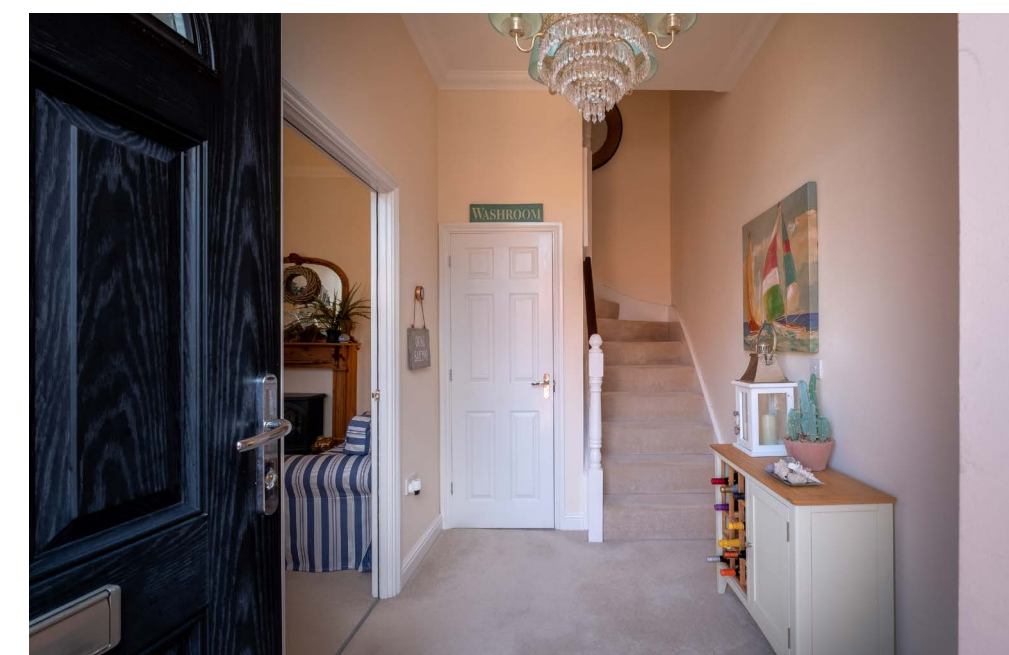
Ormesby St. Margaret is a lovely village centred around two large village greens and a medieval church. The village is well serviced with schools, a pharmacy, several shops, garden centre with café, a traditional pub, and Indian restaurant.

Within a short drive you will find Ormesby Broad and Ormesby Little Broad, both part of the Trinity Broads. The newly refurbished Boathouse is an enchanting waterfront restaurant in Ormesby St. Michael, with outside seating and children's play area and beautiful views over Ormesby Little Broad.

Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendors.





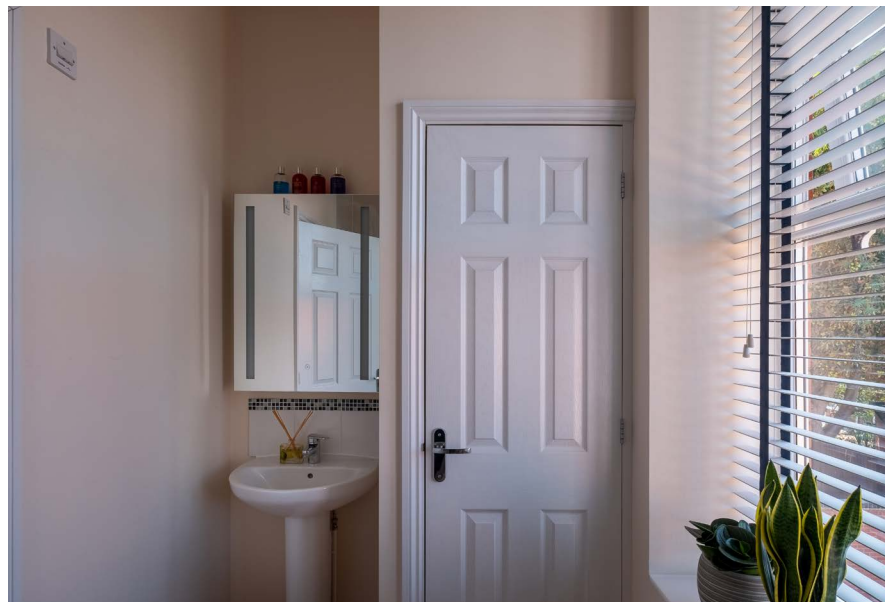


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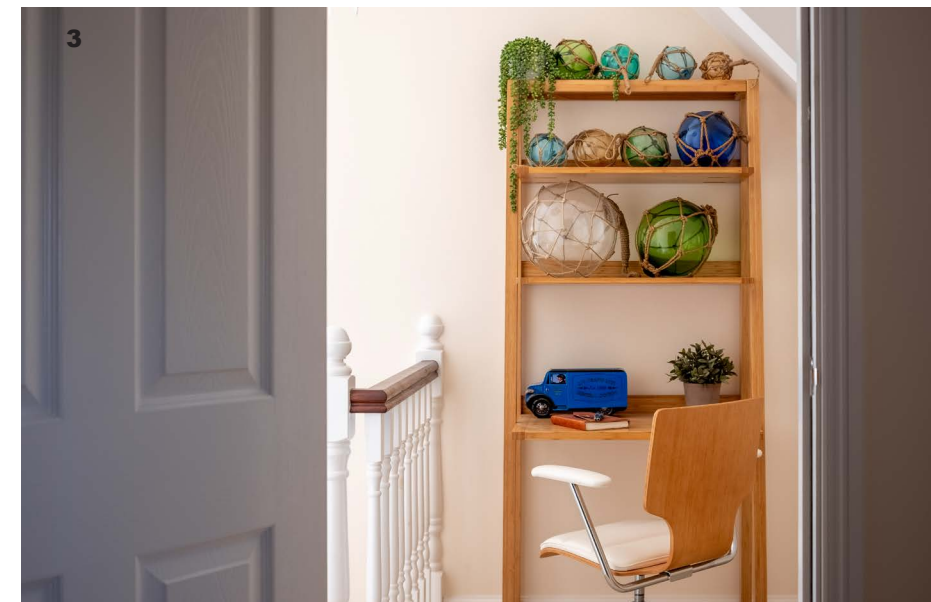


**‘THE TRINITY BROADS  
ARE WITHIN EASY REACH  
OFFERING ANGLING AND  
SAILING OPPORTUNITES’**



**FIND  
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1. Second first floor bedroom
2. FF landing
3. Study area on SF landing
4. Sitting area to front yard
5. Dressing area to second FF bedroom





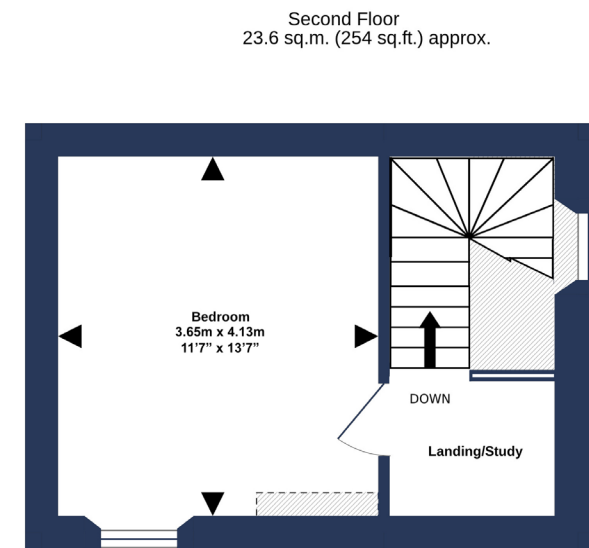
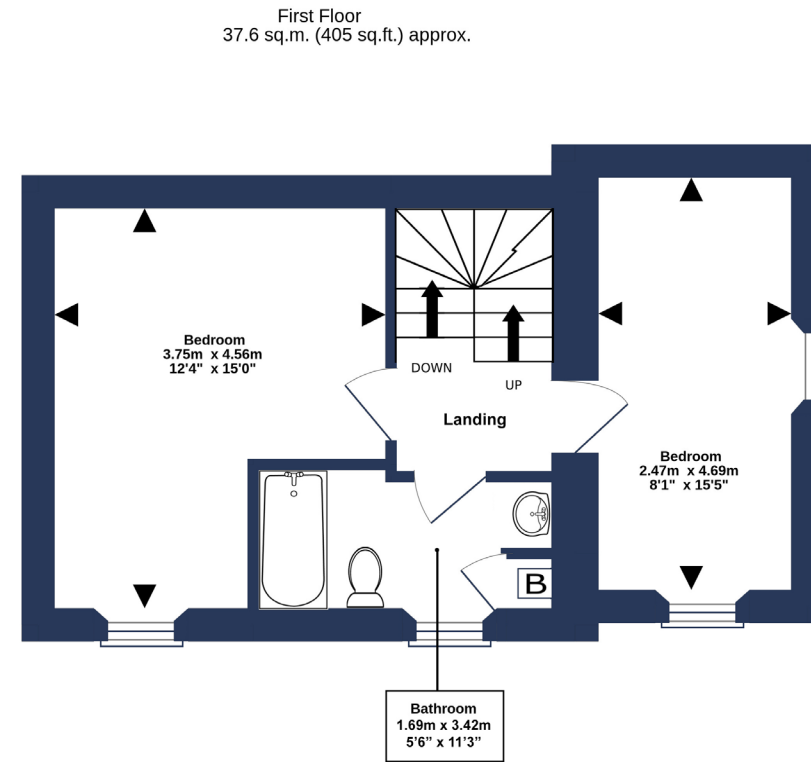
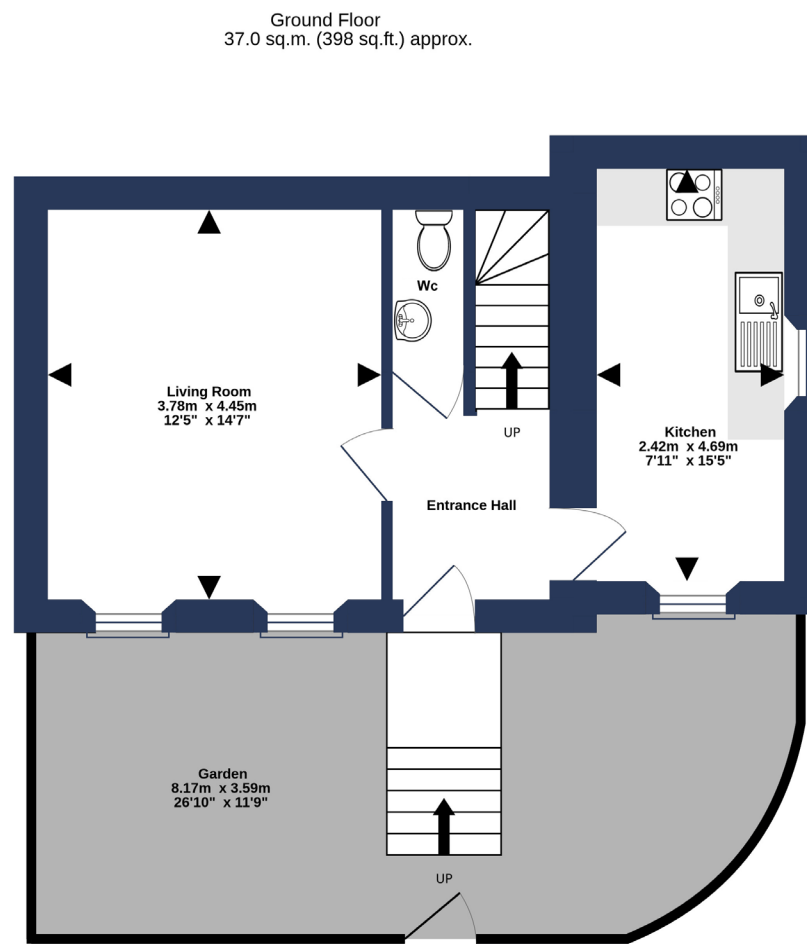
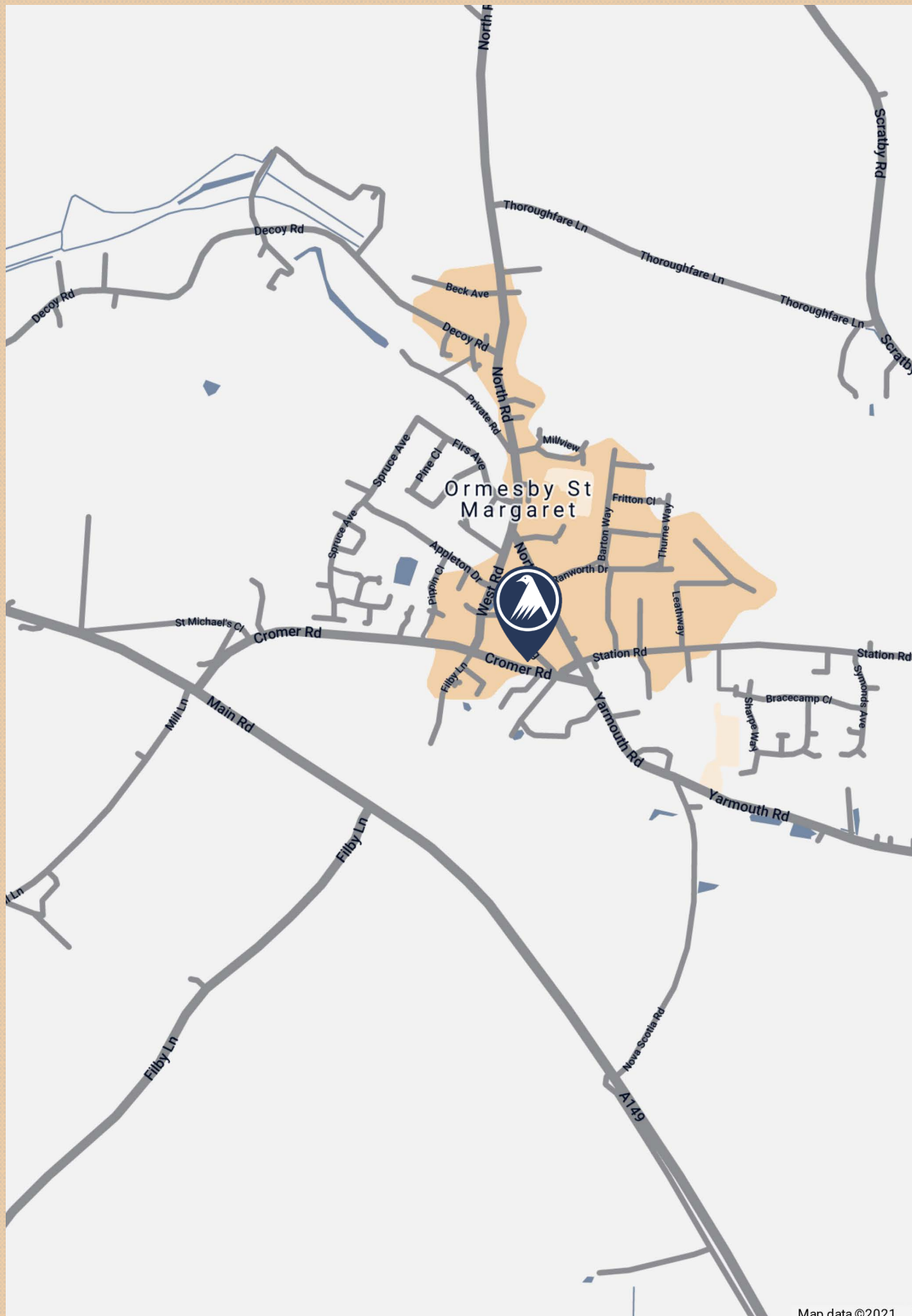


Illustration for identification purposes only, measurements are approximate, Plan not to scale



Ref: 7245



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