

Arnolds | Keys



The Coach House, Oulton Hall, Hall Road, Oulton, Norfolk, NR11

~~£1,200~~
£1,200 PCM

- Delightful 2 Bedroom Coach House
- Attractive Fitted Kitchen / Diner
- 2 En Suites
- Private Walled Garden Maintained Within The Rent
- Convenient For Access To Aylsham And Holt
- Sitting Room With Log Stove And Overlooking The Walled Garden
- 2 Double Bedrooms
- Oil Central Heating
- Stunning Rural Location

Oulton Hall, Oulton NR11 6NU

Within the grounds of the Grade II listed Oulton Hall is this superb converted coach house with its own private walled garden overlooking a splendid Clock Tower which retains its original 1815 mechanism. The coach house was tastefully refurbished with deceptive and versatile accommodation to include 2 DOUBLE BEDROOMS both with an en suite, a spacious kitchen / diner with appliances and sitting room with log stove and double doors to the delightful garden. The property has much charm and character and enjoys a wonderful setting.



Council Tax Band: A



The location of this property is delightful, being surrounded by woodland with some excellent walks, yet only a few miles from either Aylsham or Holt. The Blickling Estate is also near by.

Heating is provided from an oil fired boiler. Within the walled garden is share of a useful outbuilding.

A small pet will be considered. Garden maintenance and water charges are included within the rent.

EPC Rating E. Council Tax Band A - Broadland Council

ENTRANCE PORCH

Stable type entrance door

KITCHEN / DINER

15'10" x 11'11"

Fitted with an excellent range of attractive base and wall units. Granite work surface with sink and drainer, inset hob and oven below. Integrated fridge/freezer, dish washer. Radiator, ceiling with inset spot lights and double glazed windows. Door to sitting room and door to bedroom.

BEDROOM

19'0" x 12'2"

French doors. Built in cupboards. Door to en suite shower room

EN-SUITE SHOWER ROOM

Shower, wash basin and WC.

SITTING ROOM

13'11" x 12'0"

Fitted carpet, wood burner, feature arched book shelves. French doors to garden, part vaulted ceiling. Door to bedroom.

BEDROOM

16'2" x 12'0"

Fitted carpet, radiator and door to en suite bathroom.

EN SUITE BATHROOM

Bath with shower over, wash basin and WC. Boiler cupboard. Door to

UTILITY ROOM

Washing machine, tumble dryer, Belfast sink, radiator, fitted cupboards. Solid wood work top. Exposed beams.

OUTSIDE

Delightful walled garden with lawn and established beds. Garden maintenance is included within the rent. Access to shared outbuilding.

2 car parking spaces.

TENANTS NOTE

The deposit for this property is £1384.

EPC Rating E. Council Tax Band A - Broadland Council

Mains electric available or connected. Private drainage system. Mains water included in the rent. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

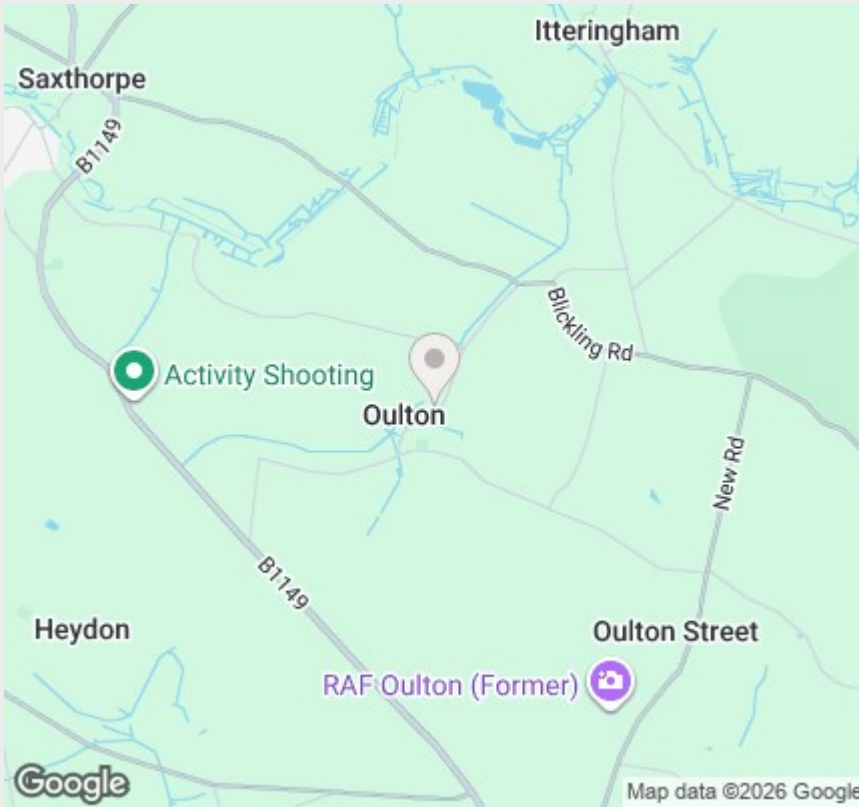
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, unless specified otherwise, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.


The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £276.92. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



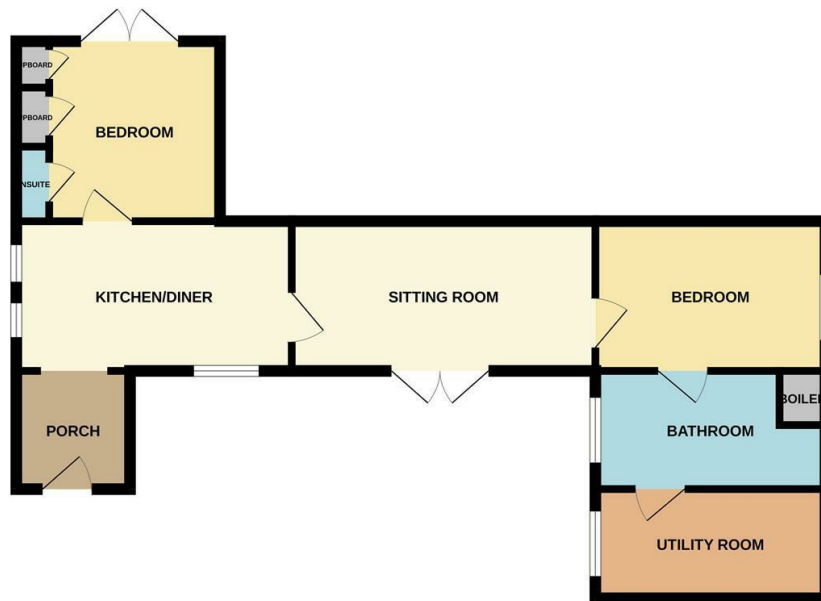
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR



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 misstatement. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

