



## Dingley Dell Irmingland Road, Corpusty

Offers in Region of £575,000



# Dingley Dell Irmingland Road

Corpusty, Norwich

This impressive property sits within a substantial, well-established plot and includes a spacious two-bedroom annex, offering fantastic potential for multi-generational living or a lucrative rental opportunity. The main house features an oil-fired AGA, a double-fronted log burner and generous reception rooms filled with charm. Upstairs, three well-proportioned bedrooms provide excellent accommodation, with the principal bedroom enjoying an en-suite. Outside, the vast enclosed garden ensures privacy, while the large driveway, garage, and carport offer ample parking and further potential. With an abundance of space throughout both the main house and annex, and set in a desirable village location, this home is a rare and versatile find.

## The Location

Dingley Dell is located in the village of Corpusty, a beautiful village conveniently situated in the Holt, Aylsham, Norwich triangle. The village has a shop, public house, primary school, and falls within the catchment area for Reepham High School.

It is approximately 10 miles from the coast, offering a range of family days out and activities. The neighbouring village of Heydon is completely charming, brilliantly preserved, and the epitome of an English rural village. Within the village, there is a beauty and wellbeing barn, a Pewter gift shop and a hairdresser.







## Dingley Dell Irmingland Road

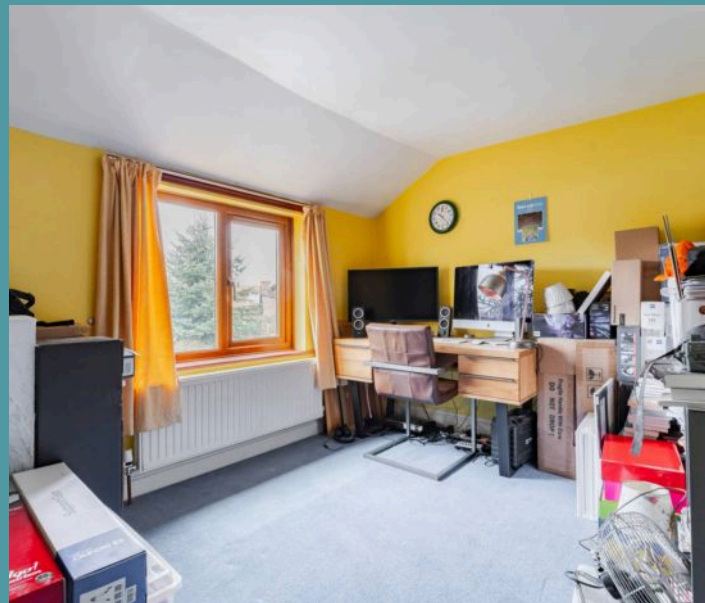
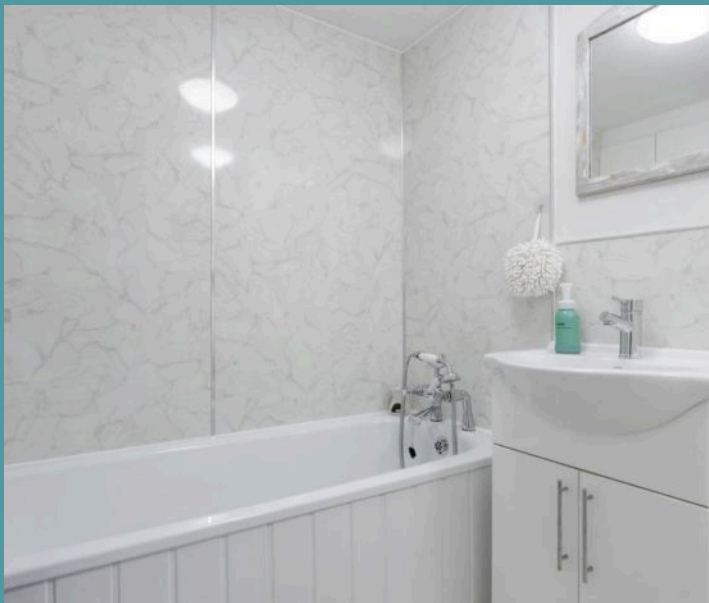
Corpusty, Norwich

### Irmingland Road, Corpusty

Set within a generous, leafy plot, this charming family home offers a wealth of space both inside and out, along with a separate two-bedroom annex ideal for multi-generational living or as a potential holiday let. Tucked away in a peaceful village location, the property boasts a blend of traditional character and modern convenience, making it a fantastic opportunity for those seeking a versatile and spacious home.

The main house is bursting with charm, featuring an oil-fired AGA, a double-fronted log burner and a series of well-proportioned rooms. The welcoming entrance hall leads to multiple reception areas, including a spacious lounge with French doors opening into the conservatory, a formal dining room and a well-equipped kitchen. A useful utility room provides additional storage and appliance space, while the ground floor bathroom adds to the home's practicality.

Upstairs, three well-sized bedrooms provide comfortable accommodation, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. A second bedroom also includes an en-suite WC, ensuring convenience for the whole family.





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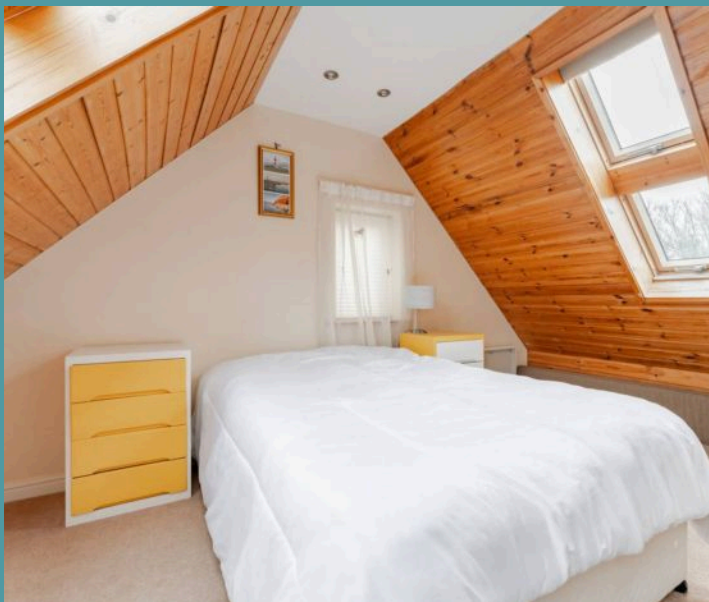
Corpusty, Norwich

The outside space offers a large, enclosed garden filled with mature trees, plants, and shrubs that create a private environment. The extensive shingle driveway provides ample parking, leading to a garage and carport, with additional potential for conversion (subject to planning).

The annex, a fantastic addition to the property, enjoys its own entrance and private garden space. Inside, the layout is thoughtfully designed, featuring an open-plan kitchen and dining area, a separate lounge with a stylish wall-mounted fireplace and a ground-floor WC. Upstairs, two double bedrooms offer comfortable accommodation, serviced by a modern bathroom with a shower-over-bath setup. The annex is ideal for independent living, guest accommodation, or as a potential rental opportunity.

Agents Note

Sold Freehold & Connected to oil-fired heating and remaining mains services.







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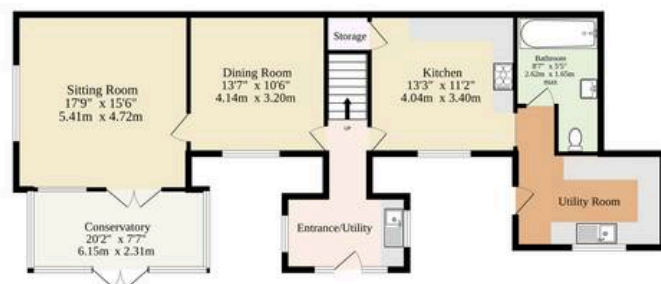
Corpusty, Norwich

- Expansive plot and well-established grounds providing privacy and space
- Separate two-bedroom annex ideal for rental income or multi-generational living
- Character features including an oil-fired AGA and double-fronted log burner
- Spacious living areas with multiple reception rooms and excellent natural light
- Three well-sized bedrooms with the principal bedroom featuring an en-suite and built-in storage
- Large enclosed garden with mature trees, shrubs, and plenty of outdoor space
- Generous driveway with ample parking, garage, and carport
- Sought-after village location
- Versatile accommodation with potential for expansion or reconfiguration
- Great investment opportunity with the annex offering potential as a holiday let or rental income





Main Floor (Ground) :  
888 sq.ft. (81.9 sq.m.) approx.



Main Floor (First) :  
761 sq.ft. (70.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2455 sq.ft. (228.1 sq.m.) approx.**

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 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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Ground Floor (Annex) :  
343 sq.ft. (31.8 sq.m.) approx.



1st Floor (Annex) :  
383 sq.ft. (35.4 sq.m.) approx.

