



Oxnead House and Holiday Cottages  
*5 New Inn Hill, Rockland St Mary NR14 7HP*



## Oxnead House and Holiday Cottages 5 New Inn Hill Rockland St Mary Norwich NR14 7HP

### Approximate Distances

Bramerton	2 miles
Surlingham	2 miles
Loddon	5 miles
Norwich City Centre	7 miles
Beccles	12 miles



### Brief Summary

A delightful and versatile home and holiday complex with a southern aspect and gardens extending to about 0.75 acres. The House incorporates a self-contained flat and there are four self-contained holiday units each set in their own private gardens with rear views across to Rockland Broad.

### Summary of Accommodation

**Oxnead House** Entrance Hall, Reception Room, Kitchen/Breakfast room, Pantry, Cellar, Cloakroom. Four bedrooms with four en-suite bath/shower rooms and a self-contained 1 bedroom flat.

**Oxnead Lodge** Reception room, Kitchen, Bathroom; two Bedrooms with en-suite shower rooms.

**The Dairy** Open plan Sitting Room with kitchen and dining area and two bedrooms with ensuite shower rooms.

**The Stable** Open plan Sitting Room with kitchen and dining area, two bedrooms and en-suite bathroom and en-suite shower room.

**The Barn** Open Plan Kitchen with dining area, reception room, two bedrooms and family bathroom.

### Outside

Garage, Utility room, store, Hot tub and decking, Office/Studio. Communal gardens and playground. All set in about 0,75 acres



### Directions

Travelling from Norwich on the A146 towards Lowestoft, proceed under the Southern Bypass and turn left into Kirby Road. Proceed through Bixley and follow the road into Rockland St Mary. Continue through the village and Oxnead House will be found on the left hand side, heading towards the Broad.

## Location

Rockland St Mary is a popular village accessible to Norwich City centre, rail station, the Norfolk and Norwich Hospital and the University of East Anglia via the Southern Bypass, located approximately 5 miles distant.

The village comprises a Post Office and shop, doctors surgery and a highly rated primary school. Nearby are a number of pubs/restaurants including the New Inn pub/restaurant, Waters Edge, Coldham Hall and Surlingham Ferry.

Regular bus services run into Norwich, and rail services run to London Liverpool Street, taking approximately 110 minutes. The Georgian market town of Loddon is about 5 miles distant and has a health centre, library, butcher, supermarket, dentist and chemist. Schools in the area include the Hobart, Langley, Town Close, Norwich School, and Norwich High School.

The location is ideal for tourism and Oxnead is one of the few holiday complexes in South Norfolk. There are a variety of leisure activities available including fishing, sailing, canoeing, walking and bird watching on Rockland or Surlingham Broads.

## Description

Oxnead House is a rendered brick and tile Victorian house with a southern aspect, offered with a holiday complex of four cottages. The house has been extended and comprises a double reception room, kitchen/breakfast room with underfloor heating, four bedrooms with ensuite facilities plus a one bedroom self-contained ground floor flat. The west wing comprises a two storey, self-contained, two-bedroom house with its own garden, (Oxnead Lodge), which could be amalgamated into the owner's accommodation. There are front and rear gardens to Oxnead House, including a decked terrace with a log/biomass fuelled hot tub. A separate Oak timber framed garage block with a store and a utility/laundry room, also has an electric charging point.



The Barn

To the north side is "The Dairy", a two-bedroom, self-contained barn conversion with an open plan sitting room with kitchen and dining area and vaulted ceiling, with two en-suite shower rooms. There are French windows leading to its own garden and terrace overlooking undulating farmland towards Rockland Broad.

"The Barn" is an L-shaped two bedroom, detached, self-contained cottage with a family bathroom and a reception room with vaulted ceilings and French doors to its own private garden. "The Stable" is a detached barn conversion comprising an open plan sitting room with kitchen and dining

area, two bedrooms and an en-suite bathroom and shower room, again with its own private garden.

There are two communal overflow gardens, one with a children's playground, and the other with a separate Studio/Office (3.2m x 2.2m) with a potential vegetable garden overlooking undulating farmland towards Rockland Broad.

## The Business

The current owners have created a well-established and successful business with an occupancy rate of over 80%



and a regular turnover of about £75,000 where it has been kept below the VAT threshold level. This level could be exceeded with the letting of the flat, which is currently used by the family. The cottages are offered fully equipped, subject to inventory. Further information is available on the current website [www.oxneadhouse.co.uk](http://www.oxneadhouse.co.uk) Bookings come from the owners' own website, Independent Cottages, Airbnb and Vrbo, with approximately 25% of turnover coming from repeat bookings. The owners are now selling due to retirement.

### Outside

Oxnead House is approached via a gravelled drive where there is parking for residents. A separate access, with parking, leads to Oxnead Lodge and separate garage block, where there is a private decked area and hot tub. There are two communal gardens, one with a playground.

### EPC Ratings

The Barn, Dairy, Stable and Lodge are Band D and Oxnead House is a Band E.

### Services

Mains water electricity and private drainage. Mains water supply. Oil fired central heating.

### Local Authority

South Norfolk District Council Tel: 01508 533633  
Council Tax Band F £1,854 pa

### Tenure

Freehold

### Viewing

By appointment with the Vendor's Agent only

## Humberts

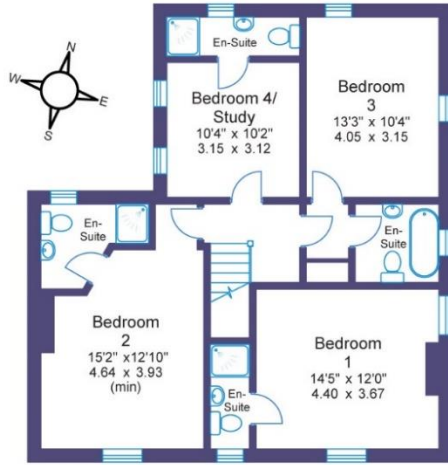
13 Upper King Street, Norwich NR3 1RB  
Tel: 01603 661199 E: [norwich@humberts.com](mailto:norwich@humberts.com)



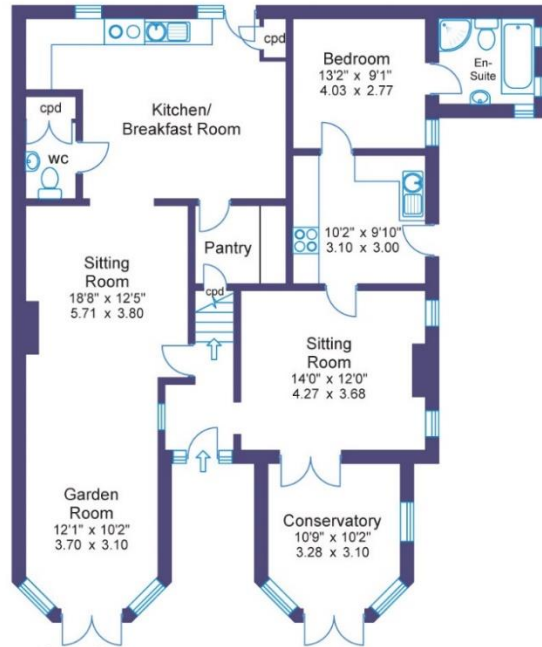




OXNEAD HOUSE AND FLAT



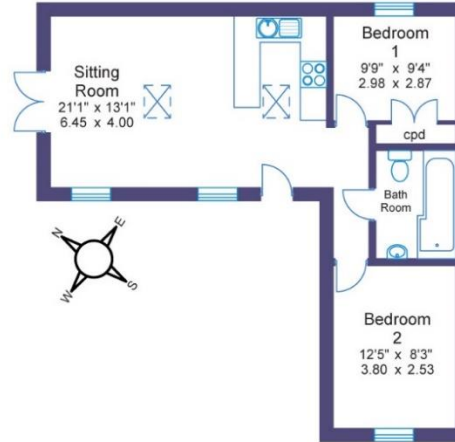
First Floor



Ground Floor

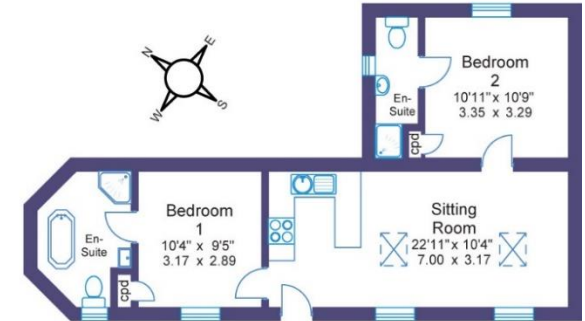
Approx Gross Floor Area = 2182 Sq. Feet  
= 202.27 Sq. Metres  
For illustrative purposes only. Not to scale.

THE BARN



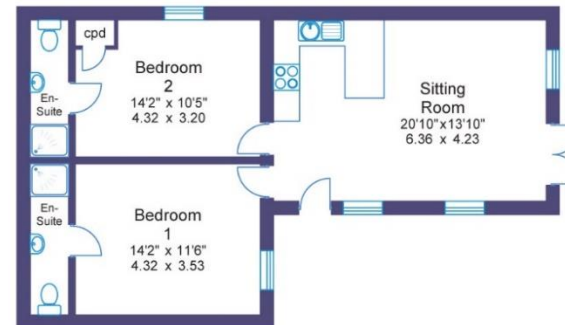
Approx Gross Floor Area = 581 Sq. Feet  
= 53.86 Sq. Metres  
For illustrative purposes only. Not to scale.

THE STABLES



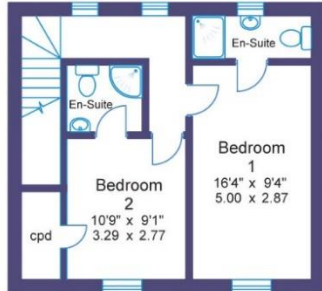
Approx Gross Floor Area = 598 Sq. Feet  
= 55.43 Sq. Metres  
For illustrative purposes only. Not to scale.

OXNEAD DAIRY

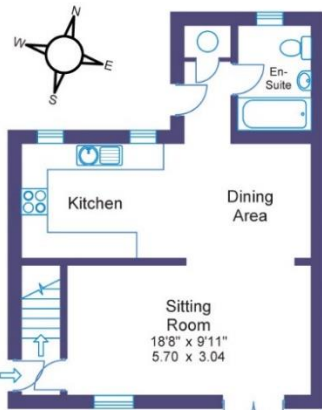


Approx Gross Floor Area = 701 Sq. Feet  
= 64.98 Sq. Metres  
For illustrative purposes only. Not to scale.

OXNEAD LODGE



First Floor



Ground Floor

Approx Gross Floor Area = 964 Sq. Feet  
= 89.36 Sq. Metres  
For illustrative purposes only. Not to scale.

# Oxnead House Rockland St Mary



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