



The Beeches  
36 The Street | Burgh Next Aylsham | Norfolk | NR11 6TP



# GEORGIAN GRACE



“Nestled comfortably in its surroundings, this property looks completely at home in the landscape. With a handsome Georgian frontage to catch the eye and a generous plot of around 3.3 acres, which includes a tennis court, paddock and woodland. Once a pair of small cottages, it’s been totally transformed through the centuries, and today has lots of lovely character with a layout that’s perfect for family life.”







# KEY FEATURES

- A Wonderful Georgian Fronted, Grade II Listed Property in the Village of Burgh Next Aylsham
- Five Double Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room and Separate Dressing Room
- Three Reception Rooms and Ground Floor WC
- Kitchen and Breakfast Room with Separate Utility Room, Pantry and Boot Room
- Numerous Outbuildings consisting of Stables, Store Room and Garaging
- The Grounds consist of a Tennis Court, Paddock and Woodland and extend to around 3.3 acres (stms)
- Lovely Rural Position yet close to the Market Town of Aylsham, the Broads and the Coast
- The Accommodation extends to 2,830sq.ft
- No EPC Required

Lovingly modernised in recent years, this is place anyone would feel proud to call home. Handsome yet welcoming, both elegant and comfortable, it's incredibly spacious and works well for family life. There's land for a horse or two, fields all around you, yet you're very much part of a friendly community and have the best of the Norfolk Broads and the beach within easy reach.

## Evolving Over The Years

This Grade II listed property began life as two small farm cottages and was opened into one larger home, extended and gentrified with a wonderful Georgian frontage. Today it's full of character still, from the attractive elevations and stunning sweeping staircase to the beams and fireplaces, but it's also been renovated over the past decade, with new flooring, a new kitchen and bathrooms and more. When the owners first saw the house, they weren't planning on moving, but realising this was a rare opportunity and a very special place, they changed their plans – and have never looked back. "It's a well-proportioned house with plenty of room for a growing family, but it's very manageable. You have enough land for a full size tennis court and for a paddock, but it's pretty low maintenance, which has been ideal for us."

## Welcome Home!

When you enter the property, that beautiful staircase catches the eye, and you have an elegant reception room on each side of the hall, both with open fires. These two rooms face west and you can sit in here and take in the magnificent sunsets.









# KEY FEATURES

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Behind these rooms there's a breakfast room to one side and a utility and useful pantry to the other. The kitchen is stunning and has been recently refitted by the owners. They love the Aga and wouldn't want to be without one in the future, finding it excellent for cooking. There's also a companion oven for the summer months. The breakfast bar makes this a wonderfully sociable space, while the double aspect means it's nice and bright. Leading off the kitchen is a family room, also with an open fire, so you can see there's plenty of room for a growing family to spread out and do their own thing, or for people to gather together. The owners love entertaining and have hosted a good number of friends and family here on occasion. It's lovely and cosy at Christmas, but in summer it's equally good as you can spill out onto the garden on all sides of the house and make the most of the setting. Upstairs, all five bedrooms are doubles, reached from two staircases. There are three bath/shower rooms on the first floor and the owners call the principal bedroom en-suite 'the loo with the view' as it has a particularly lovely outlook.

## Enjoying The Great Outdoors

This house enjoys a truly idyllic position. You have outbuildings including stables and garaging with some additional storage too. There are no immediate neighbours, so your kids can run around outside and let off steam however early or late, your dogs can bark, and you can turn the music up without disturbing the rest of the village. The tennis court is a lot of fun and the woods at the bottom of the garden are perfect for den building. The owners have had as many as three horses here in the past and there are sheep in nearby fields, so it's a lovely tranquil place with plenty of wildlife. The sunsets are magnificent and the night skies totally unspoilt. There's also lots to do around here. The village has an active community with a summer fete, carol service in the pretty thatched church, annual duck race, plus community get togethers in the reading rooms most Fridays. This is an Area of Outstanding Natural Beauty and the owner has discovered many lovely walks over the years. You can take your paddleboard or kayak down to the nearby river or go wild swimming. You can walk to the pub and work up an appetite for lunch, or head into the pretty market town of Aylsham, which has lots of independent and interesting shops, as well as schools, a library, supermarket and more. All this and you're only a 25-minute drive from Norwich.































































# INFORMATION

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## On The Doorstep

Burgh Next Aylsham is situated a short distance from the thriving market town of Aylsham, which gained Cittaslow status in 2004. Aylsham offers a wide variety of amenities including a traditional butcher, greengrocer, post office, library and monthly farmers market. There are also many leisure facilities including riding, a tennis club and a choice of local golf courses. Aylsham is ideally located between Norwich and Holt for a choice of Independent schools. Only a mile to the north is the National Trust's 'Blickling Hall' and further north 'Felbrigg Hall' and the Heritage coastline.

## How Far Is It To?

The cathedral city of Norwich is approximately 12 miles to the south where a more comprehensive range of shopping, leisure and cultural facilities can be found. Norwich has a mainline railway station to London Liverpool Street as well as an International airport. The North Norfolk coast is a 20 min drive north where you have a wonderful selection of quaint seaside villages with an abundance of local wildlife, nature trails and sandy beaches. The famous Norfolk Broads can be found to the east with its many varied waterways offering water activities galore as well as a variety of bird life.

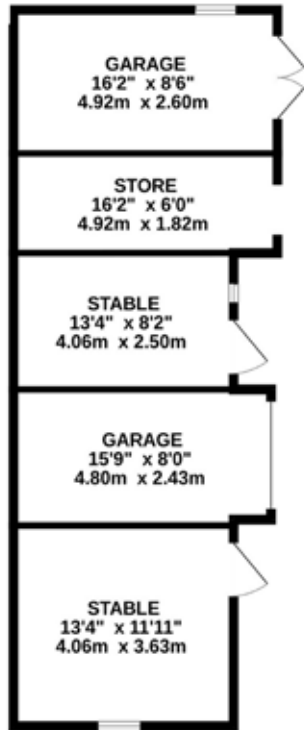
## Directions

Leave Norwich on the A140 Cromer Road and upon reaching the Aylsham roundabout take the third exit and continue to follow signs for Cromer. At the second roundabout take the third exit, signposted Burgh. Upon reaching the village of Burgh continue along The Street whereby the property, number 36 can be found on your right hand side clearly signposted with a Fine & Country For Sale Board.

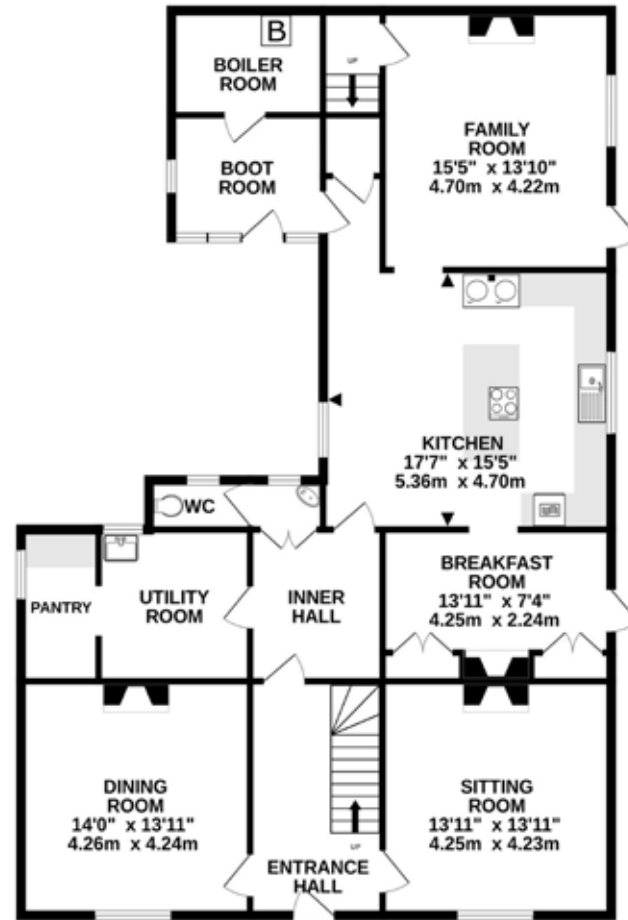
## Services, District Council and Tenure

Oil Central Heating, Private Water via Borehole and Drainage via Septic Tank  
Broadband Connected currently supplied via Plusnet  
Broadland District Council - Council Tax Band G  
Freehold

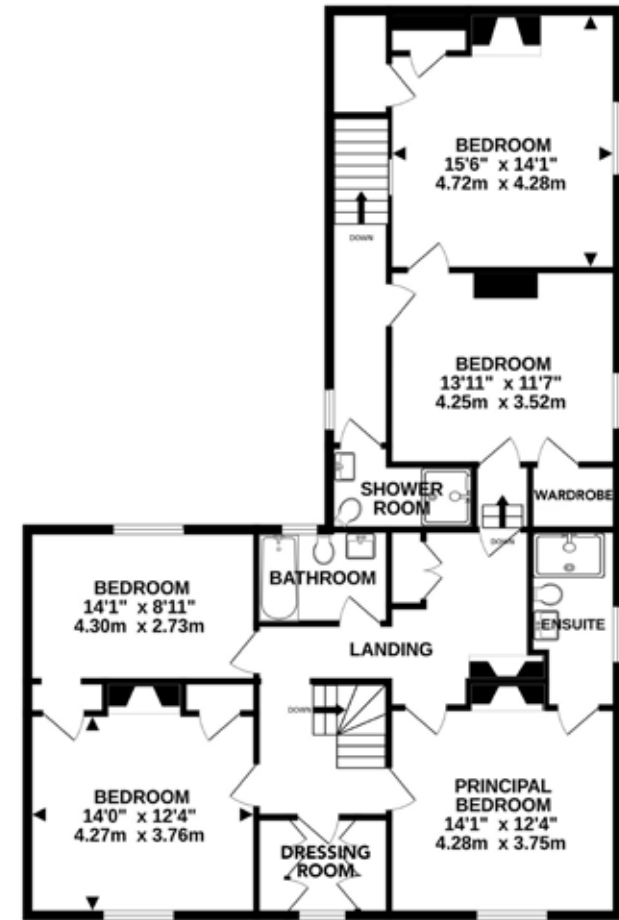




OUTBUILDINGS  
629 sq.ft. (58.5 sq.m.) approx.



GROUND FLOOR  
1500 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR  
1329 sq.ft. (123.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2830 sq.ft. (262.8 sq.m.) approx.  
 TOTAL FLOOR AREA : 3459 sq.ft. (321.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk  
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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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