



The Old Hunting Lodge  
School Road | Aylmerton | Norfolk | NR11 8RA



# LIVING THE DREAM



“Tucked away in a quiet area of woodland bordering the Felbrigg Estate, this property is the very definition of a hidden gem. With a fascinating history, it’s been both a family home and a bed and breakfast business over the years and could be either, depending on your needs. There’s a large annexe too – a home in its own right, so the property is perfect for multi-generational living or to provide a useful income. With generous private gardens and proximity to the coast, we think you’ll love the lifestyle here.”







# KEY FEATURES

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- A Former Hunting Lodge for nearby Felbrigg Hall, situated within a Peaceful and Secluded Setting
- The Property benefits from a Large Annexe with Two En-Suite Bedrooms
- Ideal for Multi-Generational Living or Bed and Breakfast/Holiday Let
- In Total Five Bedrooms; Four Bath/Shower Rooms
- Three Reception Rooms; Two Conservatories
- Two Kitchens, One with a Pantry
- Separate Building housing an Indoor Pool available by Separate Negotiation
- The Gardens and Grounds extend to about 1 acre (stms)
- The Accommodation extends to 3,334sq.ft
- Energy Rating: D

Found at the end of a long private drive, set with just a handful of other properties, mainly holiday homes, this house benefits from a refreshingly peaceful and secluded setting, with no passing traffic. It's a retreat where you can leave the outside world behind and feel truly relaxed, yet it's surprisingly close to civilisation, with schools, shops, pubs, the coast and more just a short distance away.

## A Home With Income Potential

The property was built in 1934 as a hunting lodge for nearby Felbrigg Hall. It was home to the actor Brian Blessed for a while and was then sold and became a bed and breakfast. The current owners have been in the hospitality industry for almost five decades and their experienced eye meant they spotted the potential here – but first and foremost, this has been their home. They initially moved here as three generations of the same family and built the adjoining annexe, creating many happy memories together over the years. As the children left home, the house then became a very successful bed and breakfast once more and as the owners now look to retire, this offers you a rare opportunity. You could continue with the business, or move into the property and make it your dream country home, incorporating the annexe into the main house, renting the annexe out or using it for adult children or for parents who want to be close but live independently. This really is a very versatile place indeed.









# KEY FEATURES

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## A Handsome Home

The large windows and flint frontage are certainly eye-catching and attractive, and as soon as you see the house you'll want to explore further. There's plenty to enjoy, as this is a substantial property with beautiful green views from every window. The main part of the house has three large reception rooms. You come through the hall into the dining room, part open to the sitting room on one side, which makes for a great entertaining area with plenty of room for a good number of people. Double doors lead from the dining room into the large kitchen. Currently a commercial kitchen, it's set up and ready to go if you intend to continue with a bed and breakfast, or could easily be refitted for a family home. The kitchen, dining room and sitting room all have double doors to the south-west, ensuring a lovely flow between the house and the outside space, along with plenty of light pouring into the room. There's also a fabulous conservatory. On the first floor are three spacious bedrooms, one with an en-suite and the other two sharing a family bathroom. The annexe adjoins the ground floor of the original lodge but is currently entirely self-contained. It offers a living room, small kitchen, conservatory and two en-suite bedrooms, so it's rather larger than you might expect – a home in its own right. You could easily open it into the sitting room if you want to incorporate it into the main part of the property.

## A Relaxing Retreat

As well as being a haven for the owners, it's also a haven for wildlife, and they feed the birds and encourage wildlife throughout the garden and woodland. There's a little beck which is dredged regularly and has never flooded, which keeps the gardens here well drained and also attracts further wildlife, enhancing your connection to the surrounding countryside. The well-stocked gardens have matured beautifully and have been well cared for in the years the owners have been here. There's plenty of room for children to play on the lawn, or for keen gardeners to get stuck in and you can try your hand at growing your own fresh produce. There's also a separate building with a 12m x 4m indoor pool. This is available by separate negotiation. The owners currently rent this out and you could continue to do this if desired. Whilst you feel as though you're in your own world here, beyond the drive you'll find you're in an Area of Outstanding Natural Beauty and you have the Felbrigg Estate on the doorstep too. The property is close to Gresham's School at Holt, a fifteen-minute drive from the front door, and to the beautiful North Norfolk coast.

From traditional seaside towns such as Cromer and Sheringham, to the charms of shopping in the Georgian Town of Holt there's plenty to enjoy across the area.























































# INFORMATION

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## On The Doorstep

There is an excellent GP surgery in Alborough 4 miles away, whilst everything else can be found just a five-minute drive away in Cromer, including a hospital, high school, train station and supermarkets. The Felbrigg estate is on the doorstep and there are public footpaths there waiting to be explored. If you enjoy traditional seaside pursuits, you can go fishing or crabbing at Cromer, swim in the sea there or up the coast in Sheringham, or head to Mundesley – they're all close by. Sheringham also has a leisure centre. Nearby Roughton benefits from a playground, garage with shop and Post Office, popular fish and chip shop, Norman church, pub and primary school,

## How Far Is It To?

Aylmerton is located not far from the A140 about 4.5 miles south of the coastal resort of Cromer and the North Norfolk coastline. The popular Georgian village of Holt is about 10 miles away and the independent school of Greshams has an excellent reputation. The city of Norwich lies some 21 miles to the south and has a much wider range of facilities and amenities including a main line rail link to London Liverpool Street and an international airport as well as two shopping malls, restaurants, café's, cinemas and theatres to name but a few.

## Directions

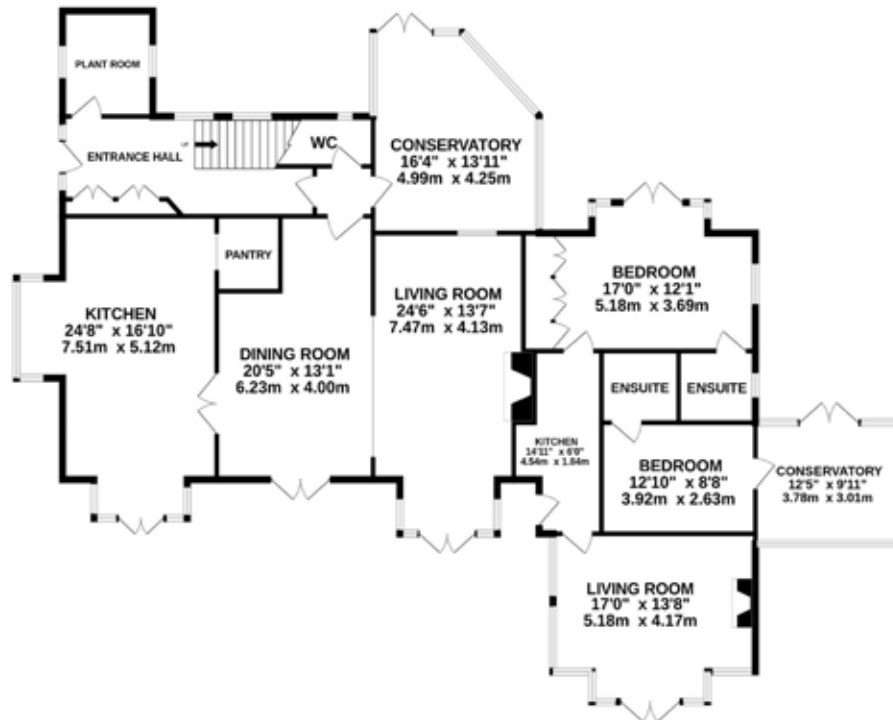
From Norwich proceed north on the A140. Bypass Aylsham and continue towards Cromer on the A140. Shortly after passing through Alby with Thwaite, turn left onto The Common heading towards Hanworth. Follow the road heading towards Metton. Turn right onto Metton Road and then turn left immediately after Aylmerton Field Study Centre. You will see a flagpole and two black signs saying Felbrigg Lodge. Drive down the private drive and The Old Hunting Lodge will be on your left hand side.

## Services, District Council and Tenure

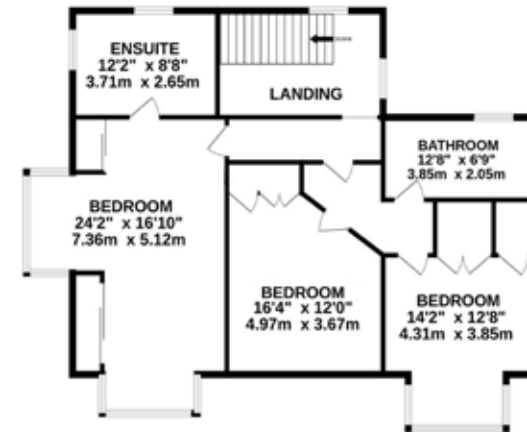
Oil Central Heating, Mains Water, Drainage via Water Treatment Plant  
Electric Underfloor Heating to the Annexe  
Broadband Available - vendors use BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Business Rated  
Freehold



GROUND FLOOR  
2203 sq.ft. (204.6 sq.m.) approx.

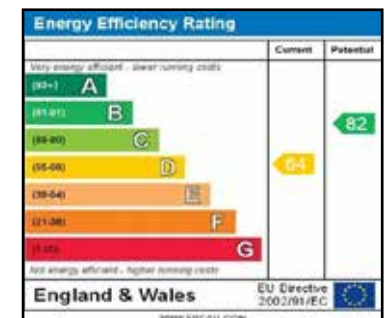


1ST FLOOR  
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 3334 sq.ft. (309.7 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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