



The Old Stables
Aylsham Road | North Walsham | Norfolk | NR28 0JH

LIVE LIFE YOUR WAY



“What is it that you’ve always wanted to do?

Have your horses at home on your own land? Try your hand at ‘the good life’? Bring in an income from your property?

Fish, have a rowing boat, watch wildlife, set up a glamping business, have a workshop?

This property offers huge flexibility and enormous potential for you to live the life you’ve always dreamed of.

The house itself, a lovely converted stables, can be a four-bedroom family home or a two-bedroom barn with a spacious independent annexe – so it really can rise to every occasion.”



KEY FEATURES

- A Lovely Converted Stables offering Huge Flexibility with the Accommodation and the Land in the Town of North Walsham
- Four Bedrooms or Two Bedrooms and a Two Bedroom Self Contained Annexe
- Three En-Suite Bath/Shower Rooms
- Kitchen with Separate Utility and Cloakroom
- Two Reception Rooms divided by a Central Chimney Breast with Double Sided Log Burner
- Driveway and Double Garage Block provides Plenty of Parking
- Large Barn/Workshop with First Floor extends to 1,729sq.ft
- The Grounds extend to 9.914 acres (stms) and include a Large Pond, a Substantial Fishing Lake run as a Business
- Paddocks and an Outdoor School ideal for Equestrians or as a Glamping Site
- The Accommodation extends to 2,104sq.ft
- Energy Rating: F

A beautiful home in a converted stables with a surprising amount of space and a private garden with wildlife pond, plus a fishing lake, workshop/barn, stables, paddocks, outdoor school and more, all sitting in nearly 10 acres, there's plenty here offering both business and leisure potential. Best of all, you're surrounded by open countryside, but you're only just outside the up-and-coming market town of North Walsham, close to the North Norfolk coast in one direction and Norwich in the other.

One Home Or Two?

You have something very special here. A period stable block, originally belonging to the neighbouring farm, converted in the 1980s and extended and upgraded by the current owners to create a wonderful family home. The property is currently set up as a spacious two-bedroom barn with an annexe, but the annexe could very easily be incorporated into the barn to make a four-bedroom property. You have two beautiful and bright reception rooms, a sitting room and dining room, with a central chimneybreast housing a double-sided log burner. The dining room has double doors to the south, filling the barn with sunshine, and is open to the kitchen. This layout gives you clearly defined spaces that are easy to use but flow comfortably one into another. It's great for socialising and for family life. There's a utility room, storage cupboard and cloakroom off the kitchen. To the other side of the barn are two en-suite double bedrooms.





KEY FEATURES

The annexe is made up of a sitting room, bedroom, shower room and kitchen, with its own external access. Removing the kitchen would give you a Jack and Jill shower room shared between two bedrooms, each room accessed from the hall. Either way, it's perfect for an elderly relative or adult child at home.

Endless Possibilities

Outside you will discover a large walk-in undercover wood store, whilst the barn has a large private garden that gets plenty of sun. There's a large pond where the owners have a rowing boat, so you can relax on the water with a cold drink and a good book on a summer's day. Beyond the garden the grounds are extensive. You have 9.914 acres (stms) in total. The fishing lake, complete with boat house, is run as a business and brings in a useful income. The website is already up and running, so you can choose to take this over or to keep the lake (and fish!) to yourself. There's lots of wildlife here, including a pair of kingfishers, as well as ducks and moorhens. You also have a large barn on the property, where the owners enjoyed one of their favourite days at the stables, when their daughter got married in the barn and held the reception on the premises – it's hard to imagine a more attractive setting for your wedding pictures than by the lake, the pond or the fields. The barn is now a workshop and storage area, but it could be used for many other purposes. This is a property that would also suit equestrians with post and rail paddocks, stables and field shelters, and an outdoor school. You could also set up a glamping business, subject to the relevant permissions – or you could keep small livestock, grow your own, plant an orchard and aim for self-sufficiency.

Explore The Area

The owners have dogs and love the fact that they can walk around their own land and don't even need to leave to get a good walk in. Having said that, there are lots of walks around this area and pretty places to explore. Although there's no pavement, you can easily walk into town or to the train station. It's around 20 minutes to the station or you can head to the supermarkets. The nearest shop is Waitrose – always a good sign! – and there's plenty happening in this up-and-coming market town. You're well placed for heading to the coast, with the nearest beach around a ten-minute drive and Cromer just 15 minutes. The owners say, they're on the edge of everything they need, town, shops, beaches, etc. but that they feel like they live in the middle of nowhere.

































INFORMATION



On The Doorstep

Located close to the Norfolk coast, North Walsham is a popular market town with direct rail connections to Norwich, a Sainsbury's and a variety of shops and facilities. It is also within easy reach of the Norfolk Broads where there is an abundance of water activities and wildlife. The village of Sea Palling is only 8 miles away and boasts a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens.

How Far Is It To?

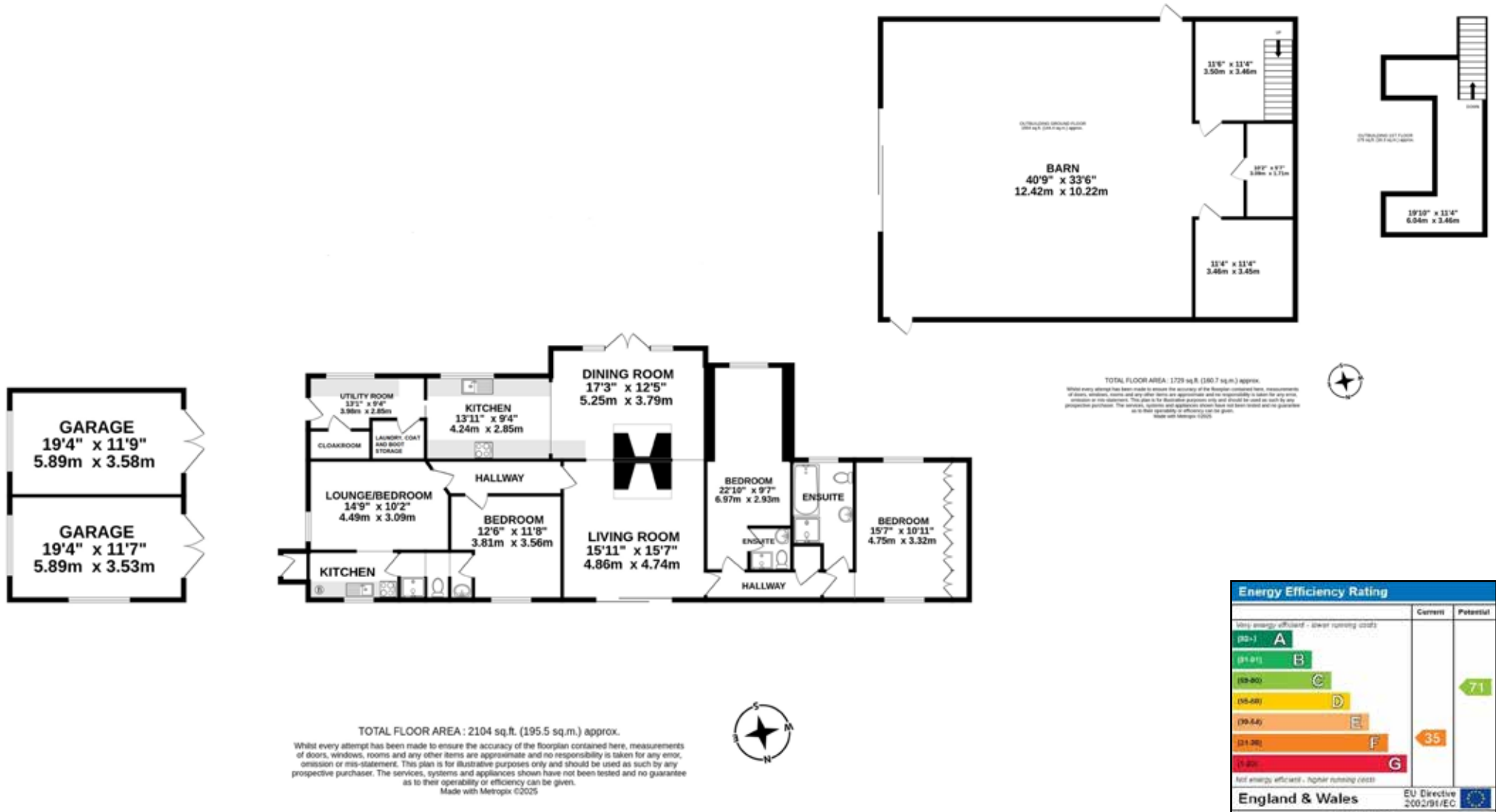
Cromer is approximately 9.5 miles away and is often hailed as one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk. The Cathedral City of Norwich has a myriad of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport.

Directions

Proceed out on the B1150 North Walsham Road and continue over the roundabout to stay on the B1150. Proceed through the villages of Coltishall and Scottow and prior to reaching North Walsham turn left onto Millfield Road. At the roundabout continue straight onto Station Road and then turn left onto Aylsham Road and the property will be found on the right hand side.

Services, District Council and Tenure

Underfloor Heating, LPG, Electric Heaters and Log Burners,
Mains Water, Private Drainage via Septic Tank
Broadband Available - Fibre to Cabinet - Vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band E
Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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