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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Drabblegate, Aylsham, Norfolk, NR11 6LR

A beautifully restored red brick detached country cottage that has been sympathetically renovated and retains many original features including a fireplace with a wood-burning stove. Located in a picturesque setting with frontal views across common land riverbank next to the river Bure and then National Trust grazing meadows. Within walking distance to the market town of Aylsham where you will find independent retailers, supermarkets, schooling, leisure facilities and restaurants and cafes as well as the Bure Valley steam railway, an eighteen-mile nostalgic journey between Aylsham and Wroxham through meadowland and ancient pasture.

Currently utilised as a successful holiday let the property equally lends itself to a couple's home with room for visiting friends and family or an idyllic escape to the country for weekend getaways. The property enjoys an elevated position screened from the road by a flint wall and natural hedging. It is approached over a shingle driveway providing off-road parking and access to a garden shed and brick outhouse with a covered paved terrace, ideal for alfresco dining. To the side, a pretty cottage garden is landscaped with mature flower beds and a circular seating area.

Well-presented throughout, the main entrance leads into a kitchen and through to a snug with feature fireplace and a sitting room with bay window. Double doors from the snug lead into a dining room from which further double doors provide access to the garden. On the ground floor there is also a bathroom and a separate store room. To the first floor, a shower room and two bedrooms, the main with dual aspect windows and both with lovely river views.

The cottage is further complimented on its proximity, of approximately ten miles, to the Norfolk coastline at Cromer with its famous pier, lifeboat station and blue flag beach popular for swimming and surfing. The capital city of Norwich is located less than fourteen miles to the south and provides access to excellent retail therapy, train station, international airport and extensive historical interest including the Museum Castle, the medieval Elm Street, the largest covered market in the country and the magnificent Cathedral.



Detached



Cottage



Older



2 Bathrooms



2 Receptions



2 Bedrooms



Tax Band N/A

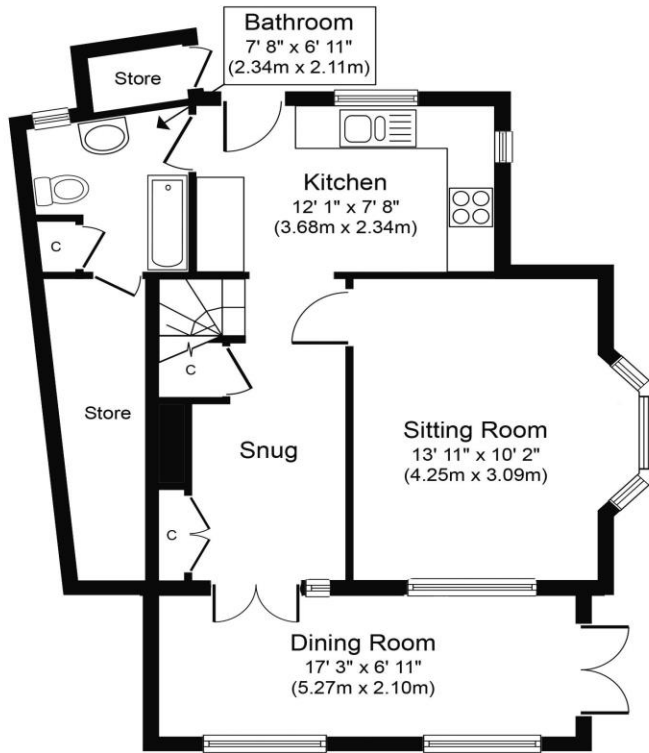


Off-Road
Parking

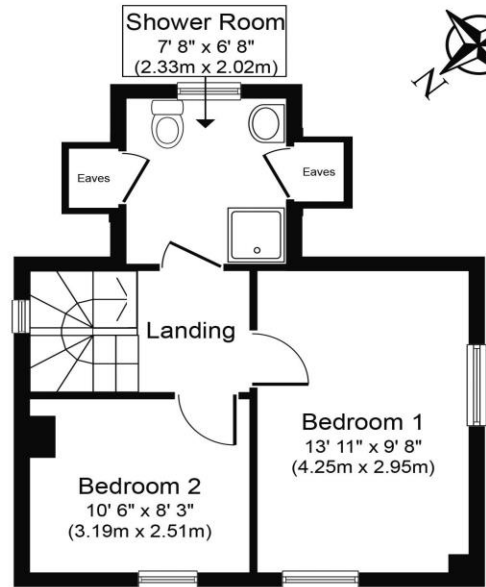


No
Garage





Ground Floor
 Approximate Floor Area
 536 sq. ft.
 (49.8 sq. m.)



First Floor
 Approximate Floor Area
 320 sq. ft.
 (29.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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