

SALES & LETTINGS

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Running Free Farm, Aylmerton, Norfolk, NR11 8PU

Set on a plot measuring approximately twenty-four acres, Running Free Farm, originally constructed in circa 1841, was once part of the estate of Felbrigg Hall now a National Trust Property. For the past twenty years it has been lovingly renovated by the current owners to create a stunning family residence combined with an equine focused lifestyle including, half a mile of all-weather gravel tracks, two miles of grass based 'Paddock Paradise' tracks, with an 'Equicentral' system of grazing paddocks. An American style barn with stables, storage, work shop, and a sand roll, a forty by twenty metre indoor ménage with silica sand and rubber surface, and field shelters.

Whether you are seeking tranquillity or adventure, the picturesque village of Aylmerton is the perfect location to embrace a country and coastal lifestyle. The village has local amenities including a village hall, a church, a garage, and a traditional pub. A little further is the coast at West Runton, just under two miles and Aylmerton is four miles equidistance, between Sheringham & Cromer where all facilities are available including, shops, supermarkets, cinemas, restaurants, tourist attractions, train stations and a hospital at Cromer with an A&E facility.

The property is approached via gated shingle driveways providing independent access to the house, ample off-road parking, a double garage, carport and the equine facilities. Set amongst manicure terraced and lawned gardens, Running Free Farm exudes quintessential English countryside charm and affords a generosity of accommodation with a host of living solutions and a wealth of opportunity.





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- NUMEROUS PADDOCKS
- SEPARATE EQUINE ROUND PEN
- ONE COVERED OPEN FIELD BARN
- FIVE BEDROOMS, TWO WITH EN-SUITE

- BEAUTIFULLY PRESENTED THROUGHOUT
- PLOT OF APPROX. TWENTY-FOUR ACRES
- CLOSE TO LOCAL AMENITIES & THE COAST
- POTENTIAL TO SPLIT THE PROPERTY & LAND

- SEPARATE GUEST/OFFICE ACCOMMODATION
- DETACHED FAMILY HOME WITH EQUINE FACILITIES
- ONE INDOOR EQUESTRIAN BARN WITH FOUR STABLES
- AMPLE OFF-ROAD PARKING, DOUBLE GARAGE & CARPORT

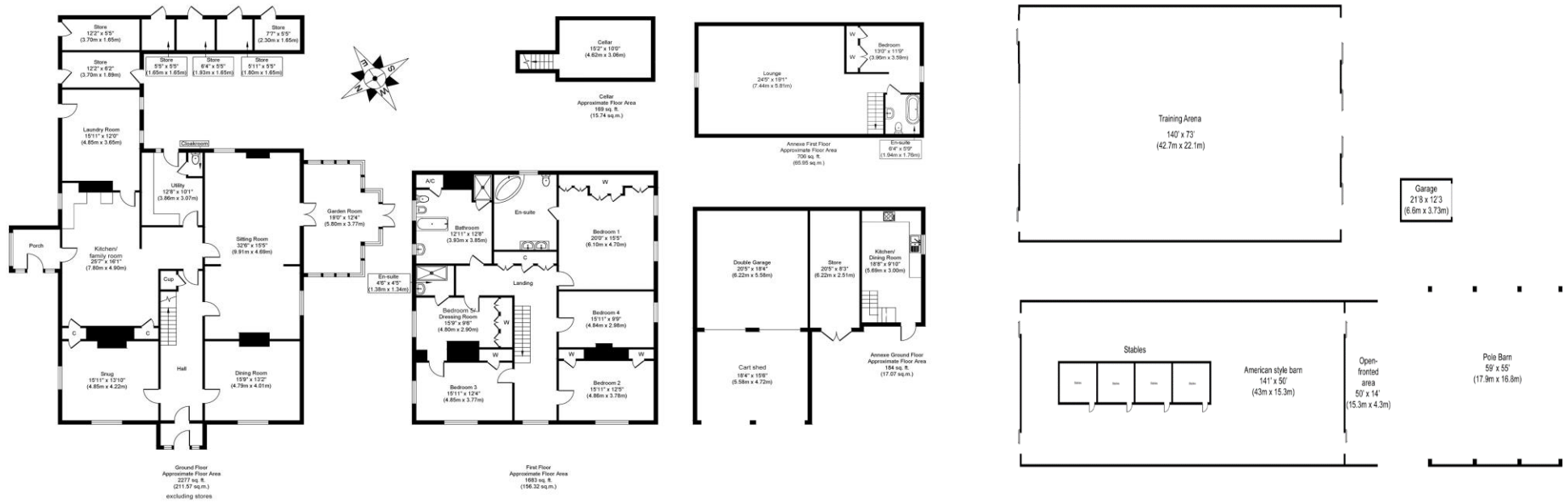
Arranged over two floors the main house boasts four receptions including a stunning garden room with views over the beautifully tended lawn gardens, a kitchen family room with separate utility and laundry rooms, a cellar and outbuildings/rooms currently utilised as storage. To the first floor there is a family bathroom and five bedrooms, two with en-suites and four with built-in storage. The bedrooms have uninterrupted views over the countryside. A separate two storey barn 'Jumping Thunder Barn' provides for guest and or office accommodation with a bedroom, kitchen, bathroom and a generous lounge.

Surrounded by rolling hills, lush green fields, and picturesque woodlands, this idyllic location offers a peaceful retreat away from the hustle and bustle of city life. Aylmerton is conveniently situated near the stunning North Norfolk coast, with easy access to beautiful coastal walks, and endless opportunities for outdoor activities and exploration. Close to the Norfolk Broads and the fine city of Norwich is approximately half an hour drive with its fast link to London.





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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. 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.

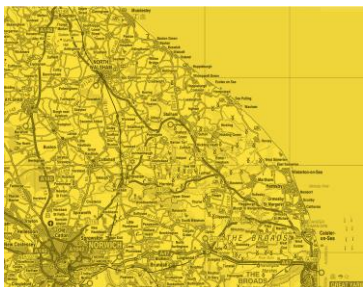
Main Outbuildings





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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