

SALES & LETTINGS

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The Thatched Cottage, Aylmerton Road, Sustead, Norfolk, NR11 8QZ

The Thatched Cottage is a detached, Grade II listed period property, that has retained many of its original features including beams, fireplaces and flooring throughout. It affords generous and versatile accommodation for any modern-day family. Rurally located on the outskirts of Sustead, a small village in north Norfolk just three miles south of the coastal towns of Sheringham and Cromer, where you will find an assortment of amenities including supermarkets, restaurants, cafes, post office, doctors' surgery, train stations and schooling.

Situated on a generous plot measuring just over one acre, the property is set amongst sprawling countryside and enjoys a tranquil setting providing the perfect opportunity to establish a camping or glamping retreat. It is approached over a gravel driveway providing ample off-road parking and access to lawn gardens, mature trees, raised beds and numerous outbuildings.





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- THREE TO FOUR BEDROOMS
- PLOT EXCEEDING ONE ACRE
- VERSATILE ACCOMMODATION

- BUSINESS & ANNEXE POTENTIAL
- SURROUNDING COUNTRYSIDE VIEWS
- GRADE II LISTED DETACHED FAMILY HOME

- THREE MILES TO CROMER & SHERINGHAM
- PERIOD PROPERTY WITH ORIGINAL FEATURES
- AMPLE OFF-ROAD PARKING & OUTBUILDINGS

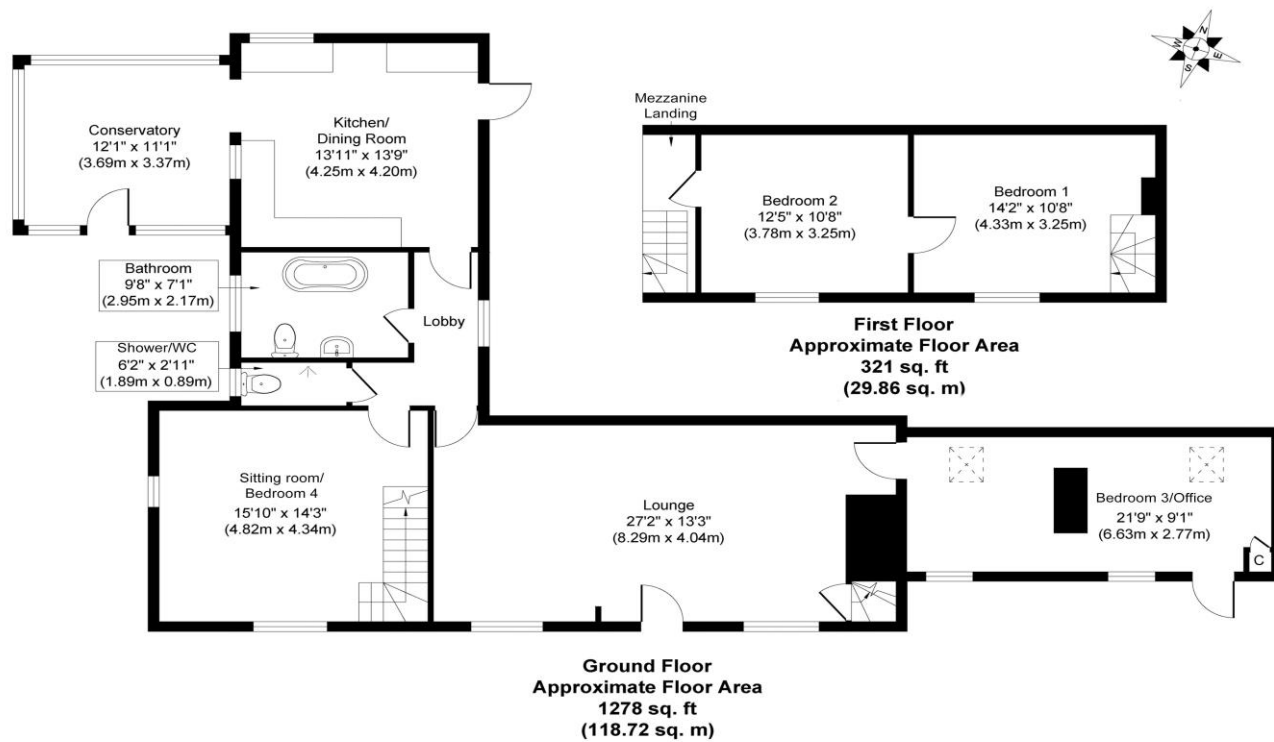
Arranged over two storeys, the property enters into a generous family lounge where separate internal doors lead into a third bedroom or office and an inner lobby that provides access into a sitting room or fourth bedroom, a separate W.C and a family bathroom. To the rear of the property there is a kitchen dining room with an adjoining conservatory that overlooks and opens out to the rear garden. Stairs from the sitting room ascend to the first floor where there are two double bedrooms.

The property is further complimented in its proximity to the North Norfolk coastline and the abundance of attractions, The National Trust's Felbrigg Hall, Gardens and Estate is located less than a mile to the north whilst the capital city of Norwich lies approximately eighteen miles to the south.





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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. 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.





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