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Tile Cottage, Aylsham Road, Swanton Abbott, Norfolk, NR10 5DL

Tile Cottage is a charming detached period home, believed to date back to the 1800s, which has been thoughtfully modernised and extended by the current owners to create a tranquil family retreat. Nestled on the edge of the picturesque village of Swanton Abbott, the property enjoys a location almost equidistant between the ever-popular North Norfolk coastline and the historic city of Norwich. Local amenities, including schools, supermarkets, and leisure facilities, can be found in the nearby market towns of Aylsham, North Walsham, and Coltishall.

Set within a plot approaching two acres, Tile Cottage is approached through a gated entrance via a horseshoe driveway, providing off-road parking and access to a double garage. To the rear, a paved terrace offers an inviting space for alfresco dining and entertaining, overlooking a lawned garden adorned with mature flowerbeds, shrubs, and a feature pond. Beyond lies an orchard, which in turn borders a paddock complete with two stables and a storage shed. The paddock also benefits from its own independent road access and a pond at the far boundary, making it ideal for equestrian use.





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- FOUR BEDROOMS
- VILLAGE LOCATION
- CHARMING PERIOD HOME

- THREE RECEPTION ROOMS
- EQUESTRIAN FACILITIES AND Paddock
- HORSESHOE DRIVE AND DOUBLE GARAGE

- CHARACTERFUL FEATURES AND INTERIORS
- TRANQUIL GARDENS, ORCHARD AND POND
- GENEROUS PLOT APPROACHING TWO ACRES

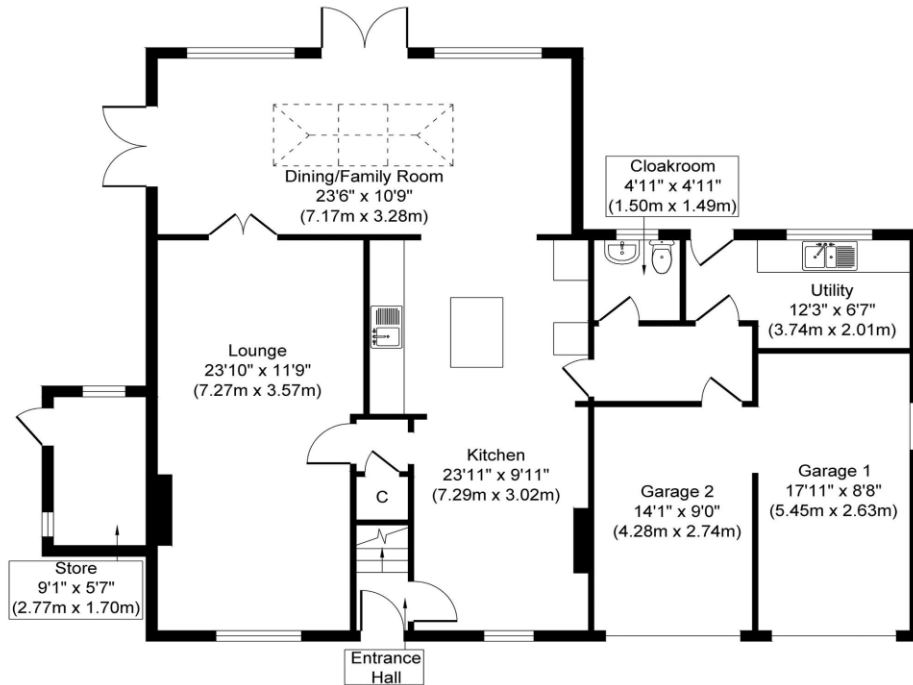
The interior has been sympathetically modernised, retaining much of its original character while offering comfortable, versatile living spaces. The ground floor features three reception rooms: a family lounge with a wood-burning stove, a formal dining room with views across the rear garden, and a spacious kitchen/breakfast room with its own feature fireplace. A cloakroom and separate utility room provide additional practicality. Upstairs, a landing leads to four bedrooms and a family bathroom, completing the accommodation.

Life at Tile Cottage is further enhanced by its enviable location. The charming seaside town of Cromer lies approximately fifteen miles to the north, while the vibrant city of Norwich is just thirteen miles to the south, offering a wealth of history, cultural attractions, restaurants, nightlife, and excellent shopping.

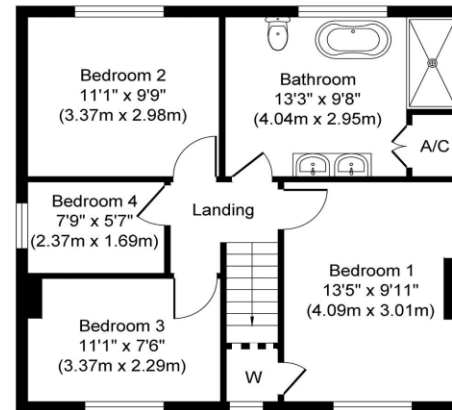




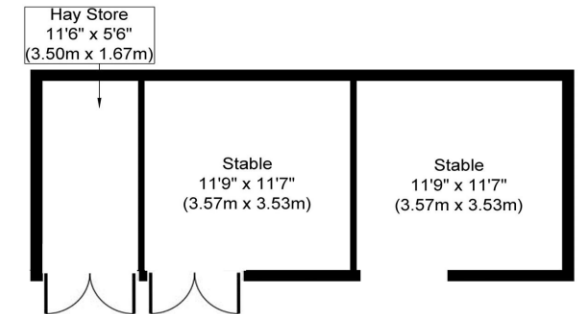
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Ground Floor
Approximate Floor Area
995 sq. ft
(92.48 sq. m)

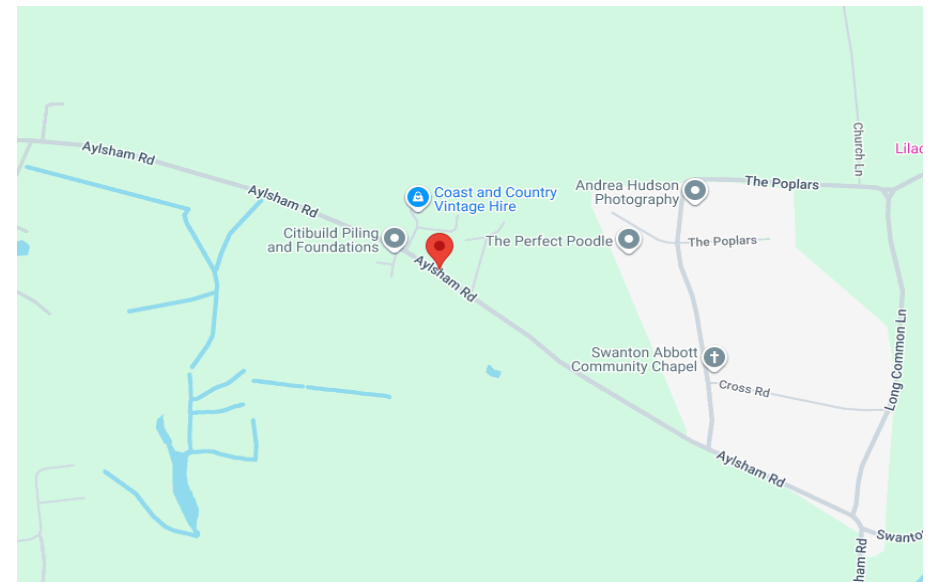


First Floor
Approximate Floor Area
574 sq. ft
(53.41 sq. m)



Outbuilding
Approximate Floor Area
342 sq. ft
(31.80 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.





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