



THE STORY OF

Aylmerton Lodge

Aylmerton, Norfolk

SOWERBYS



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Aylmerton Lodge

Holt Road, Norfolk
POSTCODE



Substantial Five-Bedroom Detached Residence

Around Two Acres (STMS) of Grounds

Exceptionally Well-Maintained

Elegant and Stylish Interiors

Kestrel Kitchen and Cabinetry

Extensive Ancillary Buildings

Designated Area of Outstanding Natural Beauty

Far Reaching Countryside Views

Set Just off the Coastline

Convenient for Sheringham and Cromer



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“...with refined interiors, exceptional gardens...”

Style, elegance, and an abundance of space are on offer in this fine, detached residence. With parkland-style grounds and exceptional views over rolling countryside, this unique and individual home presents a rare opportunity to live in a very special home set just off the coast.

Aylemerton Lodge is a magnificent home that comes to the open market for the first time in nearly 50 years. Originally built as a farmhouse with significant agricultural land, the house sits in an elevated plot of around two acres (STMS) and commands one of the highest points in North Norfolk at around 100 meters above sea level and in a Designated Area of Outstanding Natural Beauty.

The present owners have cherished and adored the house for 49 years, and in that time, they have created a distinguished home with refined interiors, exceptional gardens, and versatile ancillary buildings.

The house is set over two floors and presented in immaculate order throughout. The accommodation is both versatile and generous, extending to over 2,600 sq. ft. of habitable space. With such a wonderful, elevated position, many of the receptions and bedrooms command breathtaking, southerly views over some of Norfolk's most undulating and picturesque vistas.



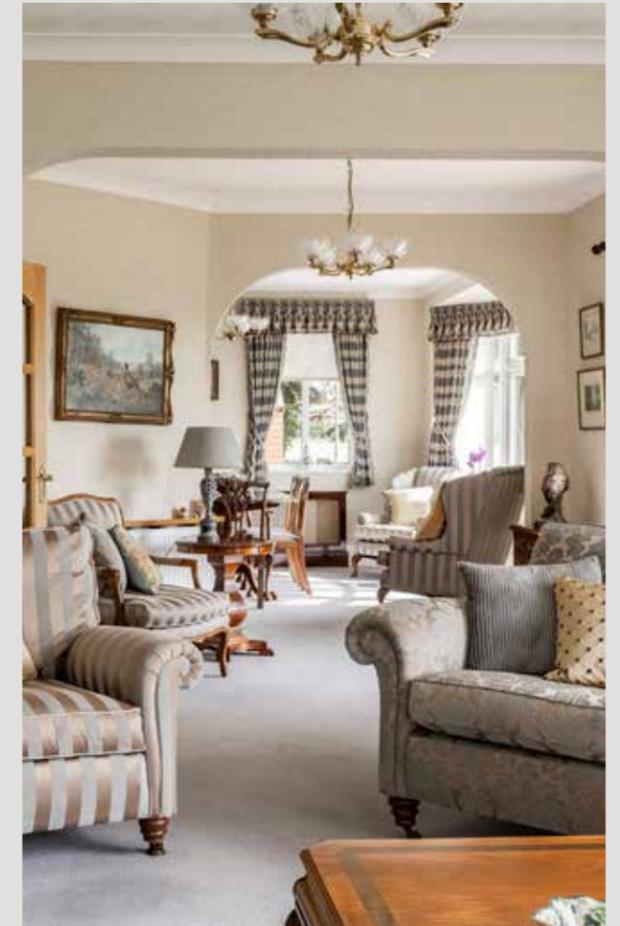
The living areas boast exceptional proportions and consist of a dual aspect sitting room that connects seamlessly to an opulent dining room. Each of these principal receptions enjoys dual aspect views over the sprawling gardens and countryside beyond, and being connected, they create a grand entertaining space.

A fabulous kitchen/dining room, fitted by Kestrel Kitchens, emulates a classic farmhouse kitchen but with a modern and stylish twist, with every element required for a modern lifestyle. A large room, it can

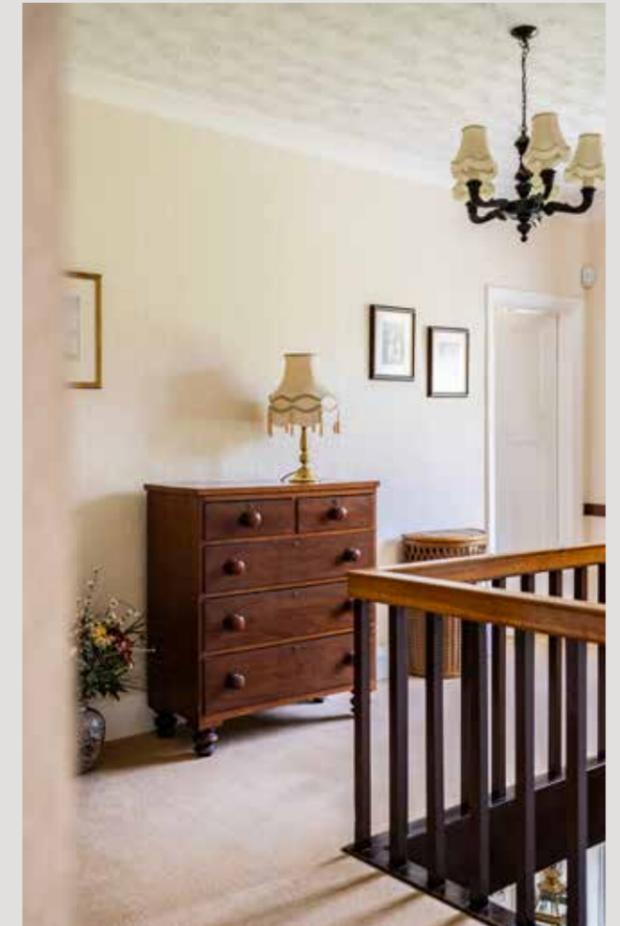
comfortably accommodate dining for eight along with a social centre island and wood-burning stove.

Off the kitchen is a utility room, side boot room/lobby, and guest WC.

The ground floor is completed by a delightful, triple aspect study which is positioned with views over the entrance to the property and much of the gardens.



The first-floor features five individual bedrooms, each with fitted wardrobes. Notably, the principal bedroom commands wonderful views over open countryside while featuring extensive fitted furniture by Kestrel and an opulent en-suite bathroom. A shower room further supports the bedrooms.



Aylmerton Lodge is beautifully set in around two acres (STMS) of parkland-style grounds that have been meticulously maintained and managed by the present owners. A haven for local wildlife and adjoining glorious open countryside, the grounds are a great asset to the house and create a wonderful environment.

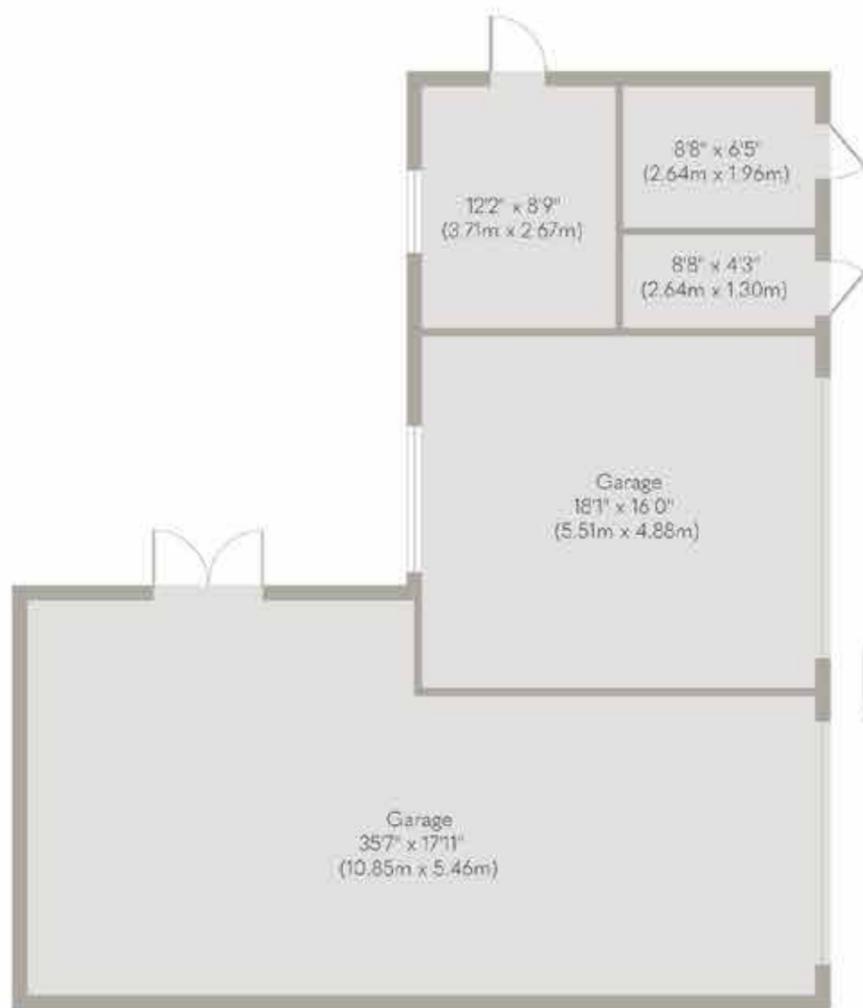
A central, gated access flanked by curved flint walls reveals a long driveway of around 180' in length and set within sprawling lawns and a variety of specimen trees. The driveway arrives at the property with hard standing areas to

two sides of the house and access to the detached garaging and outbuildings.

On the south side of the house, a raised and paved sun terrace projects out to the garden while basking in southerly sunshine and enjoying a far-reaching view. Further lawns are enclosed by mature hedgerows, and one area has previously been utilised for tennis and croquet.

The substantial garaging and stores extend to around 1,000 sq. ft., providing flexible and practical space ideal for car and boat storage.





Outbuilding
Approximate Floor Area
1052 sq. ft
(97.70 sq. m)



Ground Floor
Approximate Floor Area
1402 sq. ft
(130.28 sq. m)



First Floor
Approximate Floor Area
1296 sq. ft
(120.38 sq. m)

WC 6'8" x 2'0" (2.03m x 0.61m)	En-suite 14'3" x 10'0" (4.34m x 3.05m)
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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.

ALL THE REASONS



Aylmerton

IN NORFOLK
IS THE PLACE TO CALL HOME



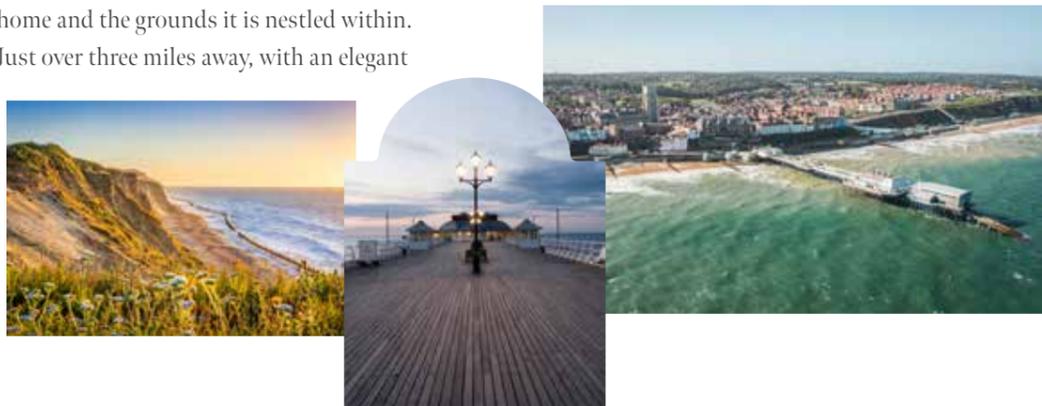
In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as ‘an area of outstanding natural beauty’. The coastline has wonderful sandy beaches with the seals at Blakeney Point, and bird watchers from all over the world visit to view the wide range of bird life.

There are plenty of places to see and visit nearby, including two National Trust locations. From finding fascinating plants and discovering wildlife, to relishing in the great views of the sea and surrounding countryside, there’s plenty to enjoy on the West Runton circular walk, taking you through the beautiful West Runton and Beeston Regis Heath.

Felbrigg Hall, Gardens and Estate, one of the most elegant country houses in East Anglia, is also a lovely family day out. Set within 520 acres of woods, parkland and lakes, there is much to explore here both within the historic home and the grounds it is nestled within. Just over three miles away, with an elegant

pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it’s easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town’s fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston’s award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive ‘beside the seaside’ experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



SERVICES CONNECTED

Mains water, electricity and broadband. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

F. Ref:- 2258-5066-7271-5343-1910

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///jukebox.unhelpful.quietly

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