



THE STORY OF

The Cottage

Alby Hill, Norfolk

SOWERBYS



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NR11 7PJ

Enchanting Detached Cottage

An Abundance of Character and Charm

Gated Grounds of Around 1/4 Acre (STMS)

Ornate Gothic Style Windows

Shaker Style Kitchen

Gated Frontage with Ample Off Road Parking

Detached Garage

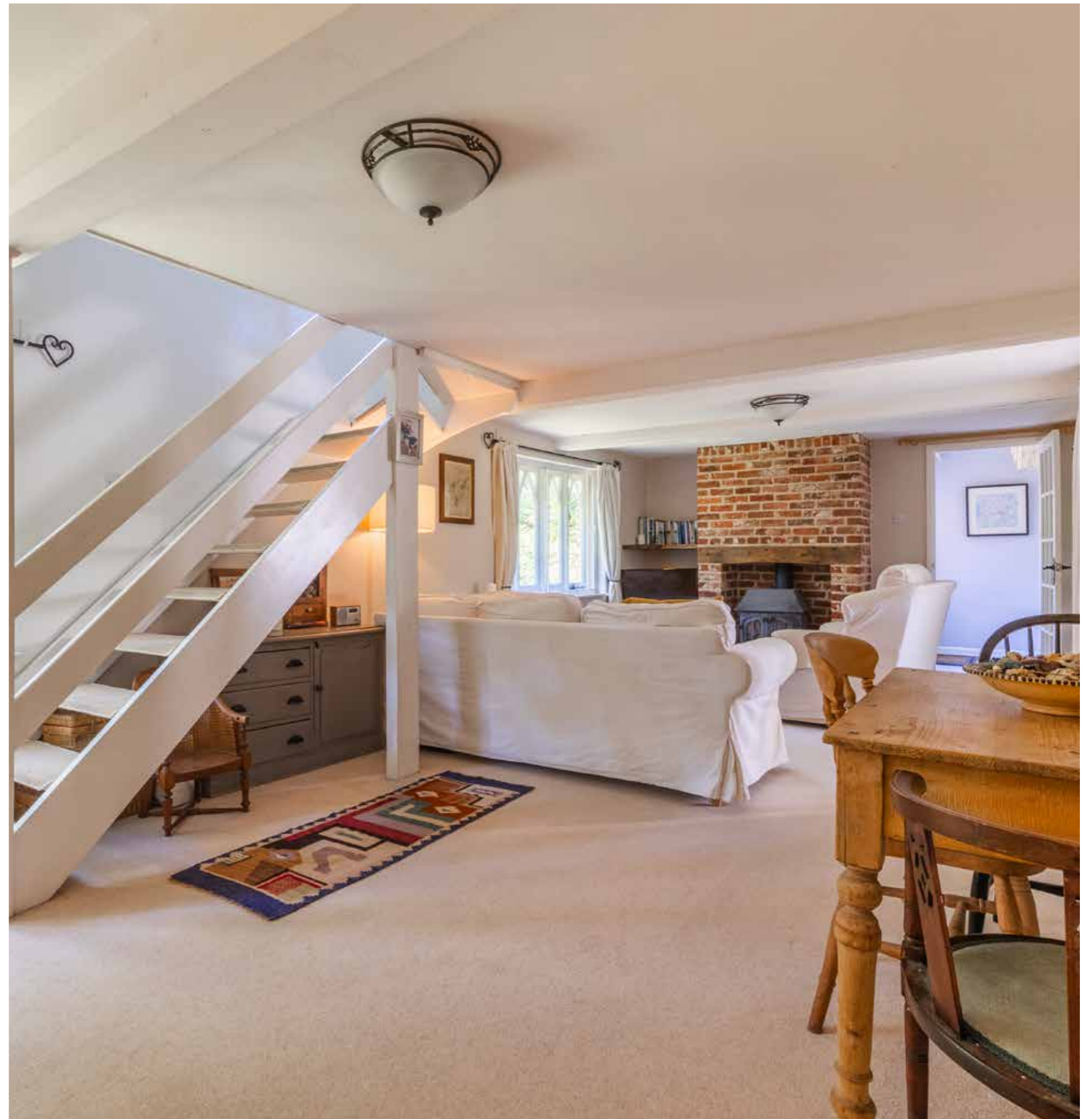
Versatile Garden Buildings

Idyllic Semi-Rural Setting

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Believed to be a former 'Artisan's Cottage' once associated with a large, local estate, this pretty residence features a mellow red brick façade dressed in ornate windows, set under a traditional pantile roof and nestled within established grounds of around 1/4 acre (STMS). Located on Alby Hill, a discreet residential loke made up of a small selection of individual, period homes, the cottage enjoys a peaceful and idyllic environment.

The charming and characterful accommodation is set over two floors and extends to around 1100sq ft. Offering balanced and versatile space, this 'chocolate box' cottage now offers the perfect opportunity for someone to put their own stamp on their dream home.

The side entrance leads to a ground floor shower room and WC. A spacious, freshly decorated open-plan living/dining room spans the front, featuring a fireplace with wood burner, exposed beams, and gothic-style windows for added charm.



The dining area, next to the kitchen, offers a great space for entertaining with views of the front garden. A second reception, currently a flexible bedroom or living space, overlooks the rear garden and can be adapted to suit your needs.



The kitchen enjoys double glazed, gothic windows to the side and rear aspect overlooking the glorious rear garden. A glazed door opens directly to the garden and a further door leads to a traditional pantry. The modernised kitchen features a range of 'Shaker' style cabinets capped with granite worktops. There is also an inset Belfast sink with mixer tap. Integral appliances include an induction hob and a double oven with hide and slide doors. There is space and plumbing for an automatic washing machine and tumble dryer, and room for an upright fridge/freezer.



The first-floor features two, individual double bedrooms each with delightful rural views and are perfectly served by a splendid bathroom that features an ornate roll-top slipper bath.

'The Cottage' is set in glorious grounds of around 1/4 acre (STMS) which wrap around the property on all sides to create a magical environment that embraces and encourages the abundance of local wildlife.

Keen and very able gardeners the present owners have enjoyed creating a garden the subtly blends formal landscaping with area of rewilding that have created the perfect habitat for the flourishing local wildlife.

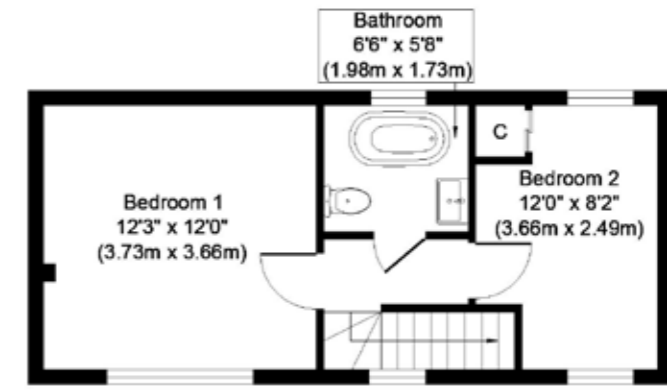
The cottage is approached via a shingled driveway which runs to one side of the cottage and leads to a detached single garage. The front garden is mainly laid to lawn flanked by mature shrub beds & hedgerows whilst set behind a private five-bar gate.

The expansive Southeast facing rear garden enjoys a high degree of privacy and creates a magical backdrop for the cottage. Meandering pathways gently pass-through shaped lawns and a selection of mature trees, shrubs and hedgerows provide an abundance of colour and privacy.

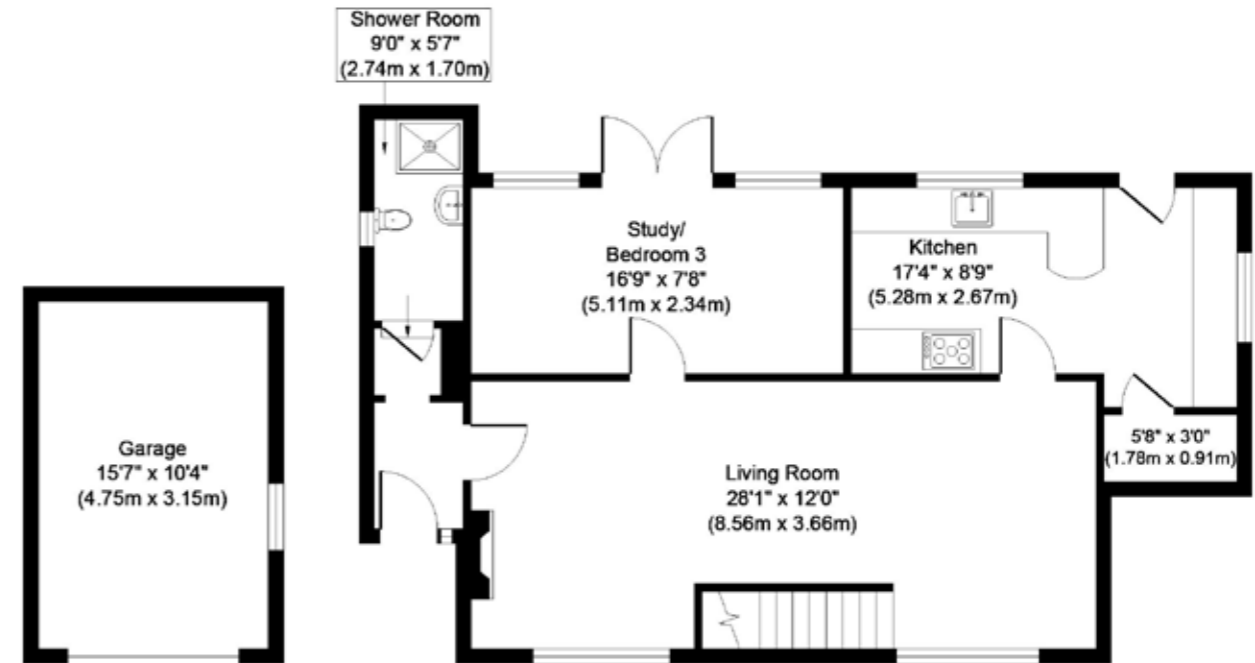
There is a fully insulated multi-purpose leisure cabin which was installed in Autumn 2022 and is double glazed, measuring 4m x 3m. There is also a summerhouse, a potting shed and a small nature pond.

The Cottage offers the perfect countryside lifestyle. The area enjoys a thriving village community and the nearby village of Aldborough features an excellent primary school and traditional village inn.





First Floor
Approximate Floor Area
326 sq. ft
(30.28 sq. m)



Garage
Approximate Floor Area
161 sq. ft
(14.95 sq. m)

Ground Floor
Approximate Floor Area
742 sq. ft
(68.93 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. 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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Alby Hill

VILLAGE CHARM, COASTAL BEAUTY,
COMMUNITY SPIRIT

A rural setting that features a scattering of individual homes. Alby Hill sits on the edge of the picturesque north Norfolk village of Aldborough. The village features a small store/post office, traditional village pub and a highly renowned primary school. A thriving, local community centres around the village and the green is commonly host to a cricket match.

The heritage coastline lies just 7 miles to the North, where you'll find the scenic coastal town of Cromer with a good selection of shops and restaurants. Boasting impressive views of the medieval church, which has the highest tower in Norfolk, there is also the spectacular Victorian pier, at the end of which is a restaurant and a 500 seat pavilion theatre.

Cromer is renowned for its award-winning sandy beaches, Banksy's Great British Spraycation artwork, and its famous Cromer Crabs. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).



Note from the Vendor



“We’d describe our home as peaceful, beautiful and happy.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref: 4037-5624-3200-0534-5206

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: ///severe.going.addicted

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SOWERBYS

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

