



THE STORY OF

Martindale

Alby Hill, Norfolk

SOWERBYS



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NR11 7PJ

Impressive Detached Family Home

Total Plot of Approximately Two Acres (STMS)

Versatile 1.25-Acre Field (STMS)

Spacious Four-Bedroom Layout

Village Beck in Garden

Modern, Sociable Kitchen

Annexe Potential

Private, South-Facing Gardens

Rich in Local Wildlife

Desirable Location

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Tucked away at the end of a private track and surrounded by some of North Norfolk's most picturesque countryside, Martindale is an exceptional detached family home set within a total plot of approximately 2 acres (STMS). Offering a rare blend of privacy, space, and character, this versatile property delivers the perfect rural lifestyle while remaining well connected to local amenities.

Originally built as a bungalow in the 1950s, the house was significantly extended in the late 1990s with a thoughtfully designed two-storey addition. The result is a spacious, practical home that blends traditional charm with modern living. Its understated exterior gives little away but inside, you'll find bright, generous rooms and a warm, welcoming atmosphere.

At the heart of the home is a modern, sociable kitchen flowing into an elegant orangery, a perfect space for relaxing or entertaining, with garden views all around. Upstairs are four well-proportioned bedrooms, offering ample space for families or guests. There's also excellent scope for an annexe, ideal for additional accommodation or home working.

Outside, Martindale truly shines. The formal gardens are beautifully kept and extend to a peaceful beck, offering a sense of complete seclusion. Opposite the house, a separate 1.25-acre (STMS) field offers extra versatility - perfect for horses, dogs, or simply enjoying more open space.

The setting is wonderfully quiet and rich in wildlife, framed by big Norfolk skies. Whether you're sipping morning coffee at the front or gathering around a fire pit in the garden, the calm is unmistakable. Yet, the village of Aldborough is just a short walk away, with its friendly pub, village shop/post office, highly regarded primary school, and excellent GP surgery.

Combining space, flexibility, and a stunning location, Martindale isn't just a home, it's a lifestyle.





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

NORFOLKS HIDDEN HAVEN FULL OF COUNTRYSIDE CALM AND CHARM

Tucked away in the gently rolling countryside between Norwich and the North Norfolk coast, Alby is a peaceful village where life moves at a gentler rhythm.

At the heart of the village is Alby Crafts and Gardens – a hidden gem where local artisans create beautiful handmade pieces in a cluster of cosy studios. Stroll through the gardens, chat with the makers, and settle in for coffee and cake in the charming tearoom. It's creativity and calm, all in one spot.

Just down the road is the magnificent Blickling Estate, a grand stately home surrounding by sweeping parkland and woodland trails.

When the coast calls, Cromer is a short 15-minute drive away. With its classic pier, sandy beaches, and freshly caught crab, it's the kind of seaside town that does nostalgia and charm just right. Spend an afternoon wandering the cliff paths or watching the waves roll in.

For something a little livelier, Norwich is close enough for a city day trip. Explore cobbled lanes, indie shops, and riverside pubs, or dive into the city's rich history with a visit to the cathedral and medieval castle.

Surrounded by quiet country lanes and not far from the scenic walking trails of the Weavers' Way and Paston Way, Alby is also a great base for walkers and cyclists. And if birdwatching, seal spotting, or gallery-hopping along the North Norfolk Coast is your thing, you're perfectly placed.

Alby is for those who want to escape the noise, reconnect with nature, and enjoy the little pleasures – slow mornings, friendly locals, and the kind of scenery that makes you stop and smile.



Note from Sowerbys



“The formal gardens are beautifully kept and extend to a peaceful beck, offering a sense of complete seclusion.”



SERVICES CONNECTED

Mains electricity and water. Drainage to domestic sewage treatment plant. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 9735-5925-8400-0116-9206

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: ///heavy.pocket.respected

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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