



Aylsham House Aylsham Road, North Walsham NR28 0BH

welcome to

Aylsham House Aylsham Road, North Walsham

William H Brown presents Aylsham House, a most impressive Grade II* Listed late 17th century detached home set in the market town of North Walsham!



This unique character property has an abundance of original features including wooden sashed windows with shutters, 3 architecturally detailed fireplaces and an underground cellar.

Generous accommodation comprises 11 bedrooms with 8 being in the main house and 3 in the self contained annexe, along with multiple reception rooms, 3 private walled gardens and ample off-road parking to the front and rear of the property. The living space approaches 3700 sqft and comes with 0.3 of an acre (STMS).

The property is in need of refurbishment, which could present itself as a considerable investment opportunity amongst other possible business ventures, subject to the necessary planning permission. It has previously been used as a family home, restaurant, residential care home and a holiday letting.

Aylsham House was originally built in the early 1700's for the de Lubeck family. The de Lubeck's were Flemish merchants at the time when North Walsham was an important centre for the wool trade; they exported "Walsham" and "Worstead" wools which were produced in this region. It also used to be occupied by the town's doctors and is still known by some locals as the "doctor's house".

Reception Room

14' 2" x 8' 6" (4.32m x 2.59m)

Comprising of a cast iron fireplace, radiator and exposed floor boards

Day Room

16' 4" x 15' 5" (4.98m x 4.70m)

With windows to the front aspect, open fireplace with decorative hardwood surround, shelved display cupboards and cupboards under, double radiator and exposed floorboards.

Rear Hall

11' 2" x 6' 1" (3.40m x 1.85m)

With a wide staircase leading to the first floor, double radiator, and exposed floorboards.

Cloakroom

3' 4" x 3' 1" (1.02m x 0.94m)

Rear aspect windows with low level W.C, wash hand basin and radiator.

Sitting Room

22' 1" x 16' 8" (6.73m x 5.08m)

Side aspect windows with window shutters, feature fireplace with decorative surround, and exposed floorboards.

Kitchen / Breakfast Room

14' 8" x 9' 7" (4.47m x 2.92m)

Rear aspect window, double porcelain sink, further base cupboard and drawer units, space and plumbing for

automatic washing machine and dishwasher, space for range cooker with extractor hood over, part tiled walls, cooker point, double radiator, hand basin with tiled splash back, space for upright fridge/freezer, tiled floor and door to the rear garden.

Dining Room

16' 4" x 11' 3" (4.98m x 3.43m)

Front aspect window, feature fireplace recess, built in cupboard housing the former gas fired boiler, vinyl tiled floor, built-in cupboard, door to the reception hall and further door to a reception lobby with a further door to the front of the property.

First Floor

Bedroom One

22' 1" x 16' 5" (6.73m x 5.00m)

Window to side aspect, feature fireplace, fitted wardrobe with storage cupboards over, and carpeted flooring.

Ensuite

Window to side aspect with suite comprising of panelled bath and shower attachment, hand basin with tiled splashback and a W.C.

Bedroom Two

16' 3" x 16' 1" (4.95m x 4.90m)

Windows to front aspect with shutters, built-in cupboard with hand basin and alcove with window.

Bedroom Three

16' 2" x 13' 7" (4.93m x 4.14m)

Windows to front aspect with shutters, two-built in storage cupboards and carpet.

Bedroom Four

13' 9" x 9' 7" (4.19m x 2.92m)

Front aspect window with shutters and a built-in wardrobe cupboard.

Study

10' 11" x 9' 4" (3.33m x 2.84m)

Window to side aspect

Family Bathroom

Window to rear aspect, white suite comprising of panelled bath and shower attachment, low level W.C, wall mounted hand basin, fitted double cupboard and a separate fully tiled shower cupboard with extractor.

Bedroom Five

11' 9" x 10' 2" (3.58m x 3.10m)

Window to side aspect.

Second Floor

Attic Room One

15' 9" x 14' 6" (4.80m x 4.42m)

Window to front aspect.

Attic Room Two

12' 8" x 8' 7" (3.86m x 2.62m)

Window to front aspect.

Attic Room Three

15' 11" x 9' 2" (4.85m x 2.79m)

Window to front aspect and built in cupboard.

Self-Contained Annexe

Sitting / Dining Room

18' 1" x 13' 7" (5.51m x 4.14m)

Window to side aspect.

Kitchen

16' 7" x 9' 4" (5.05m x 2.84m)

Window to rear aspect, inset stainless steel sink unit, cupboard under, base cupboards and drawer units with work surfaces over, electric hob and electric oven, space for fridge, plumbing for washing machine, part tiled walls and extractor.

Bedroom One

10' 6" x 10' 8" (3.20m x 3.25m)

Windows to front aspect.

Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m)

Windows to front and side aspect.

Bedroom Three

10' 5" x 7' 7" (3.17m x 2.31m)

Window to rear aspect.

Shower Room

Window to front aspect and a W.C.

North Walsham Description

North Walsham itself is a popular North Norfolk market town situated only a few miles from the North Norfolk coast and Norfolk Broads. The town offers a wide range of amenities including a Waitrose supermarket, leisure centres, independently owned shops, cafes and restaurants, primary and secondary schools, a Sixth Form College, doctor's surgeries and a community hospital.

There are regular bus and train services to the cathedral city of Norwich, where a wider range of facilities can be found including an international airport and a train station with a direct line to London Liverpool Street.



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welcome to

Aylsham House Aylsham Road, North Walsham

- 8 bedrooms + 3 bed annexe
- Grade II* Listed
- 3 private walled gardens
- An abundance of original features and history
- Central location with 0.3 acres (STMS)

Tenure: Freehold EPC Rating: F

offers in excess of

£550,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM106821 - 0005

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