



**Aylsham Road, North Walsham, NR28 0BH**

**welcome to**

**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!



### 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 WC, 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 splash back and a WC.

#### 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 WC, 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 WC.

### 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.



**view this property online** [williamhbrown.co.uk/Property/NWM106821](http://williamhbrown.co.uk/Property/NWM106821)



welcome to

## 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)
- Over 4300 sqft and 3700 sqft living space (STMS)
- Off Road Parking at the front and rear
- No Onward Chain

Tenure: Freehold EPC Rating: F

offers over

**£495,000**



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

**view this property online** [williamhbrown.co.uk/Property/NWM106821](http://williamhbrown.co.uk/Property/NWM106821)



Property Ref:  
NWM106821 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01692 402861**



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**williamhbrown.co.uk**