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home for sale

Aysgarth, 6 Montague Road
Sheringham, NR26 8LN

Guide Price
£700,000
Freehold

A delightful semi-detached period house, tucked away in a sought-after location close to Sheringham town centre and the beach with beautiful well stocked gardens.

- Superb Period Features • Impressive Sitting Room • Spacious Dining Room
- Attractively Fitted Kitchen • Breakfast/Family Room • Family Shower Room
- Principal Bedroom with Ensuite • Four Further Double Bed rooms • Gas Central Heating & Double Glazing • Beautiful Gardens • (Ref: NEE22930)

Viewing strictly by
prior arrangement
with the agents

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We are open

Monday – Thursday 9am to 5.30pm
Friday 9am to 5pm
Saturday 9am to 4pm

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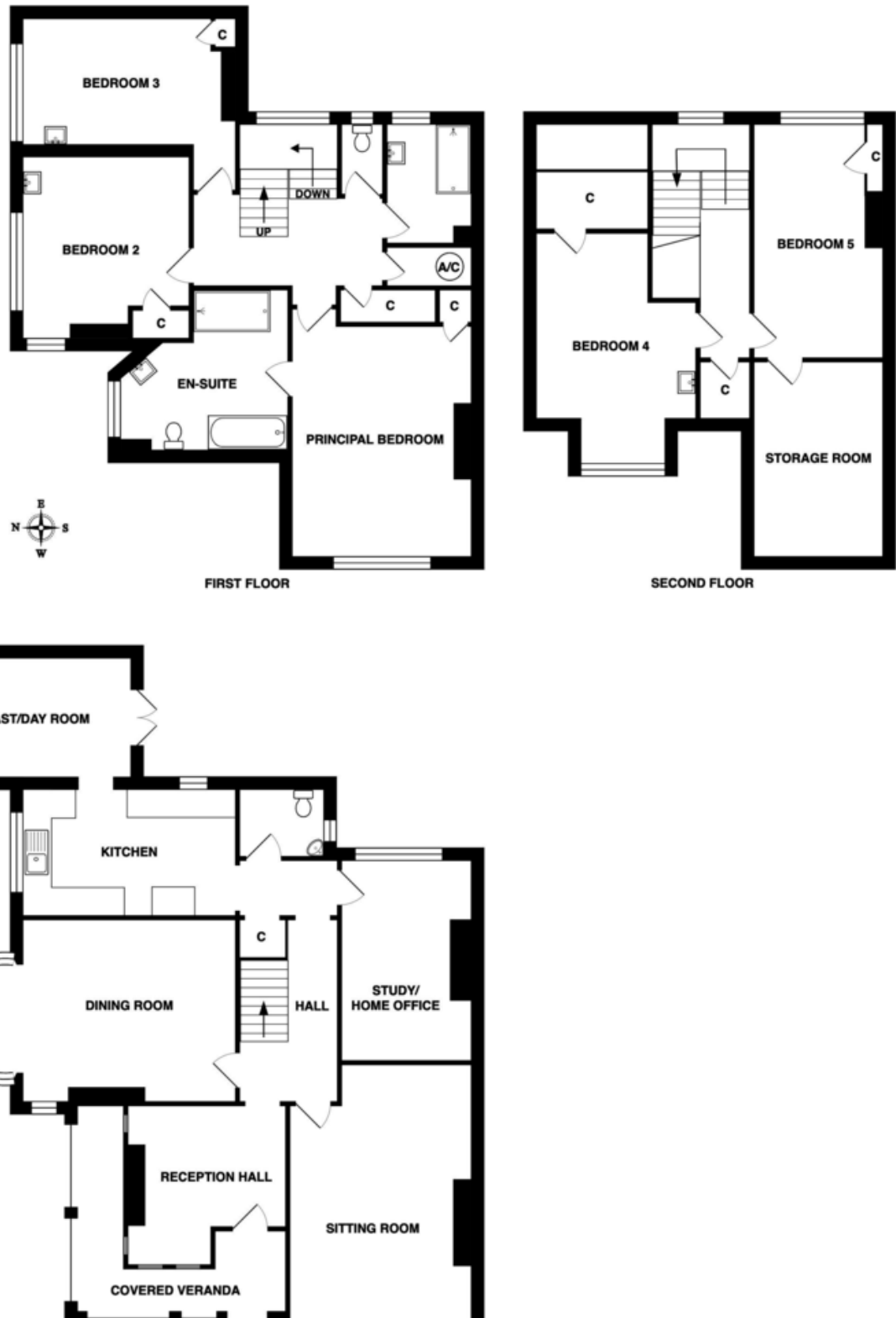
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Floor Plan



Aysgarth, 6 Montague Road
Sheringham, NR26 8LN

Location

Sheringham is a charming North Norfolk coastal town surrounded by some of Norfolk's finest countryside. The town centre high street has a healthy number of independent shops serving every day needs together with a Tesco supermarket, primary and secondary schooling to include a sixth form together with a busy theatre and library, modern health centre, dentist and 18 hole clifftop golf course, together with regular bus and rail services to the city of Norwich and other nearby towns. There are also some beautiful coastal and woodland walks in the are and the town plays host to several festivals throughout the year.

Description

Constructed in 1912 for the Reverend GTW Trendell and designed by local architect RW Featherstone (the original architects drawing hangs in the hall) this delightful semi-detached period house standing on a corner plot, is arranged over three floors and as will be noted form our photographs, has numerous period features influenced by the Arts and Crafts period. This is particularly evident in the superb reception hall with its central fireplace and symmetrical corner alcove pews, beamed ceiling and plate rack. This is perhaps where the Reverend Trendell met with his parishioners if calling on him.

On the ground floor, there is an impressive and comfortable sitting room with feature bay window and fireplace with wood burning stove, superb formal dining room with a feature semi-circular bay window and fireplace, attractively fitted kitchen with archway to a particularly bright and airy breakfast/family room with patio doors to both the beautiful front garden and a sunny paved courtyard garden at the rear, ideal for breakfast or your morning coffee. A spacious study/home office and cloakroom completes the ground floor accommodation. The five double bedrooms are arranged over two floors with the principal having a very generous en-suite bathroom and the remaining bedrooms sharing a family shower room.

The beautiful, well stocked cottage gardens are a real feature of the property and the corner position takes full advantage of the south and westerly aspect and offers a surprising amount of privacy and seclusion. There is parking for a small car within the gardens, plus unrestricted availability on road, but the real benefit of Aysgarth is the short walk to both Sheringham town centre and the beach.

The accommodation comprises:

Entrance Veranda

With quarry tiled floor and decorative railings, part glazed entrance door to:

Reception Hall

11' 6" x 10' 6" (3.51m x 3.2m) (Front & Side Aspect) A delightful room, very typical of the Arts & Crafts period with a tiled fireplace with dog grate hearth, hardwood surround and over mantle continued into both alcoves with a pair of "L" shaped

pews with storage under, decorative posts and beam with brackets, plate rack and exposed ceiling timbers, double radiator, stripped pine floor. Doorway to:

Inner Hall

13' 0" x 7' 1" (3.96m x 2.16m) To include the carpeted staircase to the first floor, double radiator, stripped pine flooring.

Sitting Room

17' 6" into bay x 13' 0" (5.33m x 3.96m) (Front Aspect) With multi fuel stove in red brick fireplace recess on pamment hearth with decorative fireplace surround and over mantle, double radiator, picture rail and moulded corning.

Dining Room

20' 0" into semi-circular bay x 12' 11" (6.1m x 3.94m) (Front & Side Aspect) Delightful red brickette open fireplace with quarry tiled hearth and decorative hardwood fireplace surround, double radiator, stripped pine floorboards, picture rail, moulded corning, dimmer switch.

Inner Lobby

6' 11" x 3' 3" (2.11m x 0.99m) With quarry tiled floor, open cupboard under stairs with power ideal for a fridge.

Cloakroom

5' 11" x 4' 8" (1.8m x 1.42m) (Side Aspect) With white suite comprising of low level WC and corner hand basin with tiled splashback. Ladder radiator, space & plumbing for automatic washing machine, quarry tiled floor.

Kitchen

15' 3" x 8' 10" (4.65m x 2.69m) (Side Aspect) Most attractively fitted with cream faced units, brass style door and drawer furniture with iroko work surfaces over and comprising inset 1.5 bowl double drainer sink unit with mixer tap, cupboards and drawer under, good range of base, cupboard and drawer units with work surfaces over, space & plumbing for dishwasher, space for cooker, part-tiled walls, space for upright fridge-freezer, matching wall cupboards incorporating extractor hood, double radiator, quarry tiled floor, ceiling coving. Archway to:

Breakfast/Family Room

17' 0" x 8' 5" (5.18m x 2.57m) (Front & Side Aspect) A fan tastic bright and airy room with lantern roof and two sets of French doors leading to the rear courtyard and main garden. Feature radiator, engineered oak flooring.

Study/Home Office

14' 4" x 9' 3" (4.37m x 2.82m) (Rear Aspect) Fireplace recess with mantlepice brackets and new (2024) Worcester gas fired boiler serving the central heating and domestic hot water, built-in cupboard and drawer unit with surface over and shelving to the alcove, dado rail, radiator, quarry tiled floor, pine panelled ceiling.



First Floor

Half Landing & Landing

Carpeted staircase to the second floor, a most attractive feature window with leaded and coloured lights, wall mounted fan-assisted heater, built-in airing cupboard with lagged hot water tank and fitted immersion heater, adjacent built-in linen cupboard, dado rail and carpet.

Principal Bedroom

16' 6" min x 12' 11" into alcoves (5.03m x 3.94m) (Front Aspect) Blocked cast iron decorative fireplace, built-in cupboard, double radiator, carpet & picture rail. Door to:

Bath room

12' 1" x 11' 7" (3.68m x 3.53m) (Side Aspect) An L-shaped room with white contemporary suite comprising of panelled bath with mixer tap, vanity hand basin with mixer tap, pop-up waste and drawers under, low-level WC and double shower cubicle with rainwater shower and hand held shower. Part tiled walls, extractor fan, vinyl flooring and picture rail.

Bed room 2

13' 0" x 12' 0" (3.96m x 3.66m) (Front & Side Aspect) Blocked feature fireplace, built-in alcove cupboard, wall mounted hand basin, double radiator, carpet and picture rail.

Bed room 3

15' 3" into alcoves x 9' 0" min (4.65m x 2.74m) (Side Aspect) Blocked feature fireplace, built-in alcove cupboard, wall mounted hand basin, double radiator, carpet and picture rail.

Shower Room

8' 5" x 5' 11" (2.57m x 1.8m) (Rear Aspect) With white suite comprising of double shower cubicle and pedestal hand basin. Part tiled walls, towel radiator and radiator, vinyl flooring, shaver point and picture rail.

Separate WC

5' 2" x 2' 11" (1.57m x 0.89m) (Rear Aspect) With white suite of low-level WC and vinyl flooring.

Second Floor

Half Landing & Landing

(Rear Aspect) Built-in storage cupboard, dado rail and carpet.

Bed room 4

16' 5" into window (13' 3" min) x 11' 10" (5m x 3.61m) (Front Aspect) Fitted vanity hand basin with cupboard under and tiled splashback, double radiator, good sized built-in eaves storage cupboard and carpet.

Bed room 5

16' 9" x 9' 3" into alcoves (5.11m x 2.82m) (Rear Aspect) Blocked decorative fireplace, built-in alcove cupboard, radiator and carpet. Door to a good sized attic storage space with boarded floor and light.

Outside

The cottage gardens to the front and side of the property are beautiful with particularly well stocked borders boasting a wide variety of perennials, shrubs, roses and bushes to include a mix of climbers, holly and yew trees plus bleached hornbeams, providing most attractive screening from neighbouring properties. An area of lawn includes a paved patio and a blockwork path winds

through the garden to a patio area adjacent to the breakfast/family room with outside tap, lighting, power points and a pear tree. Double gates from the road provide parking for a small vehicle and with this area, there are two timber sheds (9' x 6' 9" and 7' 4" x 5' 6" respectively). The garden boundaries are defined by an original red brick and flint wall with timber fencing.

To the rear of the property is a delightful paved courtyard measuring some 24' x 10' minimum with pleached plum tree, established wisteria and outside lighting. This is a fantastic location for breakfast and your early morning coffee.

Services

All mains services are available.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, NR27 9EN. Telephone: 01263 513811 Council Tax Band: E

EPC Rating

The Energy Rating for this property is E. A full Energy Performance Certificate available on request.

Agents Note

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.