



FERN COTTAGE

Spratts Green, Aylsham, NR11 6TX
Guide Price £625,000

BROWN & CO
COCKERTONS



FERN COTTAGE

Spratts Green, Aylsham, NR11 6TX

DESCRIPTION

Fern Cottage is a charming Victorian cottage situated in a delightful semi-rural location with uninterrupted countryside views on the outskirts of the popular town of Aylsham.

The main cottage boasts three reception rooms, three double bedrooms, fourth bedroom/study and two bathrooms. The property benefits from oil fired central heating and a borehole providing fresh water.

Fern Cottage is approached via an electric gate over a long gravelled driveway leading to a large parking area. The delightful, mature private garden grounds are a wonderful feature of this property having been beautifully tended by the current owners with many points of interest. The grounds have been split between formal gardens and a wild meadow and are well stocked with a variety of mature trees, hedging, shrubs and plants. A large, detached garage and brick outbuilding, which is currently used as a workshop/studio, sits within the grounds.

LOCATION

Aylsham is a traditional unspoilt Norfolk market town located beside the River Bure with an attractive marketplace. There are plenty of local facilities including a variety of small shops, three supermarkets and good pubs, it also benefits from being a short distance from unspoilt countryside.

The north Norfolk coast is close by and offers superb walking, golfing, sailing and bird watching activities.

The cathedral city of Norwich is situated 9 miles away. Norwich providing excellent cultural facilities, shops and mainline railway service to London Liverpool Street. Aylsham is convenient for Norwich Airport and accessible to the University of East Anglia and the Norwich Research Park.



SPECIFICATION

- Semi Detached Victorian Cottage
- Situated on the outskirts of the popular town of Aylsham
- Mature Garden Grounds extending to 1 acre (stms)
- Formal & Wild Gardens
- Uninterrupted views over Open Countryside
- Workshop/Studio
- Detached Garage
- Ample Off Road Parking
- Three Reception Rooms
- Kitchen
- Bathroom
- Three Double Bedrooms
- Study/Bedroom Four
- Shower Room
- Oil Fired Central Heating
- Borehole providing Fresh Water
- Extremely Flexible Accommodation

GENERAL REMARKS & STIPULATIONS

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

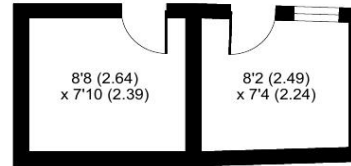
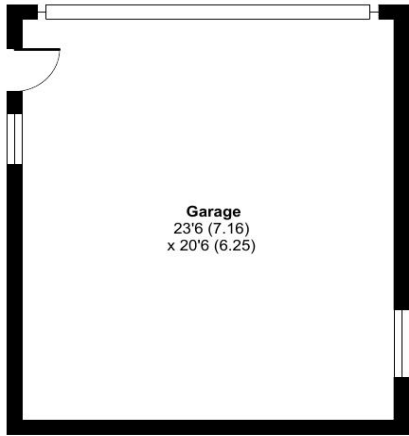




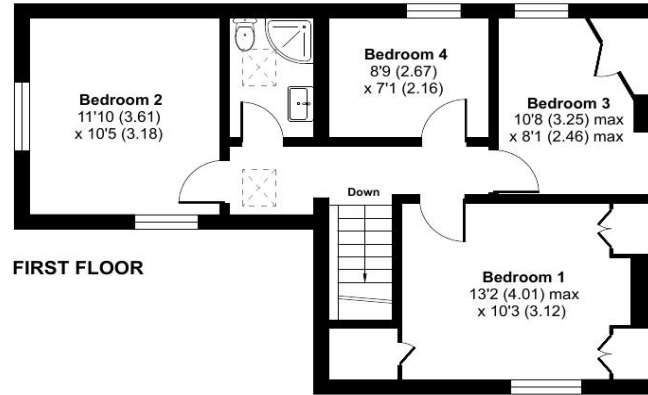
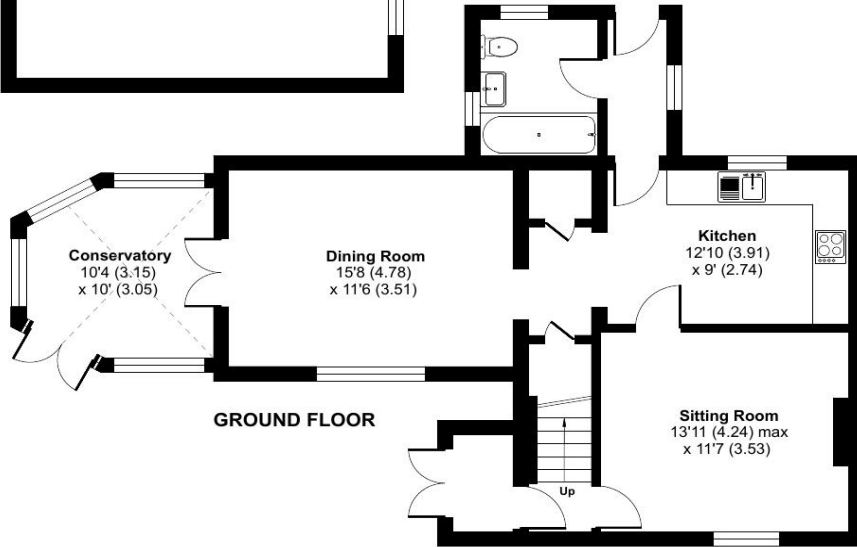
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Approximate Area = 1344 sq ft / 124.8 sq m
 Garage = 482 sq ft / 44.7 sq m
 Outbuilding = 130 sq ft / 12 sq m
 Total = 1956 sq ft / 181.5 sq m

For identification only - Not to scale



OUTBUILDING 1 / 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Brown & Co. REF: 1159662

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