



BRICKFIELDS

Aylmerton Road, Sustead, Norfolk, NR11 8QZ
Guide Price £650,000

BROWN & CO
COCKERTONS



BRICKFIELDS

Aylmerton Road, Sustead, Norfolk, NR11 8QZ

DESCRIPTION

Brickfields is a detached cottage situated in a very special setting in a quiet, rural position in the popular village of Sustead. The property is approached via a long driveway leading to a parking area providing ample off road parking. The property benefits from uninterrupted views over open fields and comprises three double bedrooms, a further bedroom/study, family bathroom, two reception rooms, kitchen/breakfast room, utility room, shower room and boot room. Brickfields is ripe for renovation and is nestled within a good sized plot circa 0.75 acres along with a range of outbuildings to include a double garage with workshop and a range of unconverted barns and stables offering a large amount of potential to develop (subject to planning). A paddock on the east side of Aylmerton Road extending to circa 2.66 acres is included in the sale.

LOCATION

Sustead is a peaceful little village with its round towered church and village hall in what was the old Chapel. The name means 'southern place', presumably in relation to Felbrigg a mile to the north where the National Park woodland includes the Lion's Mouth heading towards Norfolk's highest point.

Beyond lies the coast at West Runton and Cromer which are only four miles from Sustead. These are railway stops on the line from Sheringham to Norwich where there are also golf courses and an abundance of other attractions. The Cromer Ridge stretches past Sustead from Cromer to Holt and on towards Fakenham creating the delightful undulating and wooded countryside hereabouts. Aylsham and Blickling are six or so miles to the south with Norwich about ten miles beyond down the A140.



SPECIFICATION

- Detached Cottage
- Traditional Village
- Peaceful Location
- Uninterrupted views over Open Fields
- Double Garage with Workshop
- Ample Off Road Parking
- A Range of unconverted Outbuildings
- Separate Paddock extending to 2.66 acres (stms)
- Kitchen/Breakfast Room
- Boot Room & Utility Room
- Two Reception Rooms
- Three Double Bedrooms
- Further Bedroom/Study
- Family Bathroom & Shower Room
- Ripe for Renovation
- Oil Fired Central Heating & Private Drainage
- No Onward Chain



GENERAL REMARKS & STIPULATIONS

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





Aylmerton Road, Sustead, Norwich, NR11

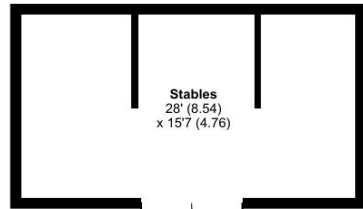
Approximate Area = 1669 sq ft / 155 sq m (exclude cart shed)

Garage = 519 sq ft / 48.2 sq m

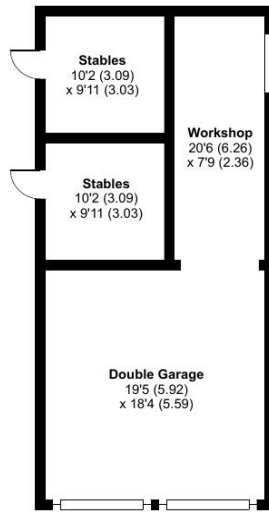
Outbuildings = 1787 sq ft / 166 sq m

Total = 3975 sq ft / 369.2 sq m

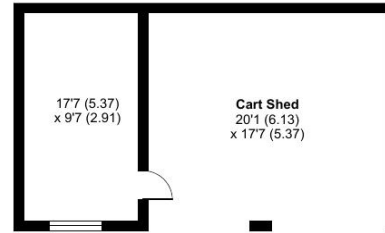
For identification only - Not to scale



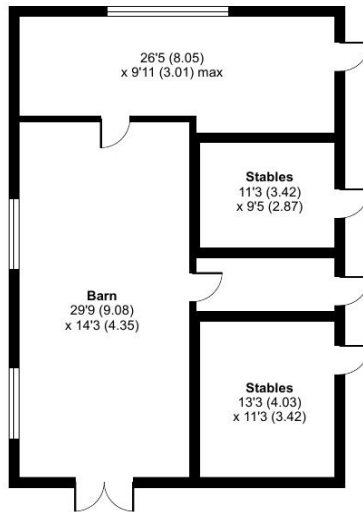
OUTBUILDING 2



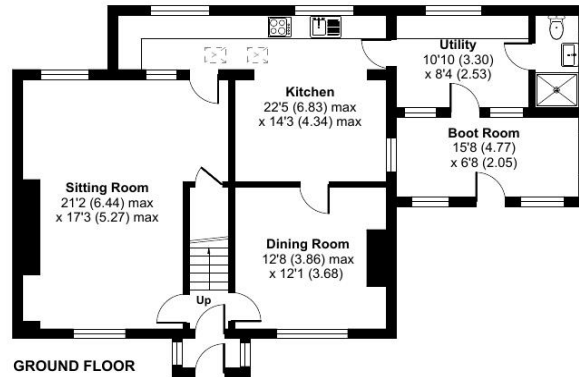
GARAGE / OUTBUILDING 6 / 7



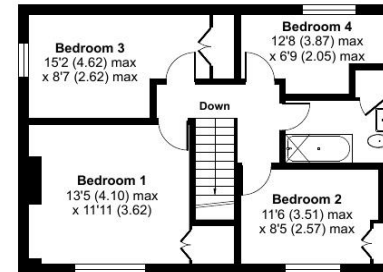
OUTBUILDING 3



OUTBUILDING 1 / 4 / 5



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1229522

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

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