



Introducing
The Cottage,
Aylsham

SOWERBYS

Beautiful rural location but just a short drive from the bustling market town of Aylsham. This exceptional two bed grade two listed cottage dates back to 1780 and showcases a wealth of character.

With traditional Norfolk red brick, thatched roofing and a host of original features throughout it really is a special property. The owners have thoughtfully complemented the original features with modern fixtures and fittings within the kitchen and bathroom.

Deceptively spacious with high ceilings and amazing original beam work throughout the property also comes with allocated parking and a small garden. Accommodation comprises of entrance hall, sitting room, dining room, fitted kitchen, family bathroom and two double bedrooms and family bathroom.

Available now.

AYLSHAM

Aylsham is a thriving, unspoiled market town in Norfolk, nestled beside the River Bure and surrounded by beautiful countryside. Its historical buildings, traditional market square with a Jacobean hall, and top-notch restaurants and cafés, including the popular Bread Source, make for an interesting visit. Aylsham offers diverse facilities, including butchers, bakers, doctors' surgeries, a pharmacy, public houses, and three supermarkets. There's a small market every Monday and a popular farmers market on the first Saturday of the month. It's only a few miles from the stunning north Norfolk coast, an area of outstanding natural beauty with uninterrupted beaches and nature reserves.

Aylsham provides access to outstanding Ofsted-rated schools and is close to Norfolk gems like the National Trust's Blickling Hall, a magnificent Jacobean house with beautiful gardens and surrounding countryside perfect for exploring.

The cathedral city of Norwich is a short commute away, offering access

to major rail links and Norwich International Airport with flights to UK destinations and direct to Amsterdam. Norwich, a city rich in history, has been home to writers and radicals for over a thousand years. Its medieval streets house small businesses, a vibrant food scene, and a thriving arts culture. Named one of the best places to live in 2021, Norwich lies at the confluence of the Rivers Yare and Wensum. It remains the UK's most complete medieval city, with historic cobbled streets like Elm Hill showcasing Tudor architecture, merchant's houses, specialty shops, and cafés, leading to the 1,000-year-old Norwich Cathedral.

To the west, the University of East Anglia features remarkable brutalist architecture and the Sainsbury Centre, a collection of modern and ethnographic art gifted by the Sainsbury family.

AGENTS NOTE

No pets.

No smokers.

Unfurnished.

Available now.

Independents only.

Oil central heating.

12 month initial tenancy.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///disco.coverings.newsreel](https://www.what3words.com/discover/coverings.newsreel)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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