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# Select

Clare Cottage  
Oulton  
Aylsham



A CHARMING PERIOD COTTAGE SET IN GARDENS WHICH APPROACH 1 ACRE (STMS) WITH OUTBUILDING AND GARAGING

## A CHARMING PERIOD COTTAGE SET IN GARDENS WHICH APPROACH 1 ACRE (STMS) WITH OUTBUILDING AND GARAGING

# Clare Cottage, Oulton, Aylsham, Norfolk, NR11 6NX

### ENTRANCE HALL

With part glazed door from the front aspect, stairs lead to the first floor, and doors open to the dining and sitting rooms. Pamment tiled floor.

### DINING ROOM

This double aspect room also features pamment flooring and exposed beams to ceiling. A partially glazed door leads to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

This well-proportioned room has windows overlooking the rear garden and a door to the utility room. There are bespoke fitted cabinets to two walls with work surfaces over, and butler sink with wooden drainers. Matching wall storage unit and glazed wall cabinet. There is a five door Aga, and space and plumbing for a dishwasher. Pamment flooring continues into the utility room.

### UTILITY ROOM

With window to two aspects and door out to the side. Further fitted storage cabinets and wooden work surfaces, inset butler sink and space for a washing machine. This room also houses the oil fired boiler which supplies the central heating and hot water system.

### CLOAKROOM

With wc and hand wash basin.

### SITTING ROOM

A lovely room with bay window to the front aspect, a brick lined fireplace houses a wood burning stove on a raised hearth. There is fitted under stair storage and shelving. As with the dining room there is an exposed beam to the ceiling.





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**GARDEN ROOM**

Having glazed double door from the sitting room this west facing room offers a lovely view over the garden and has French doors leading out to a sun terrace. Attractive wooden flooring.

**LOBBY**

With doors to a wet room and bedroom 2.

**WET ROOM**

Having a fitted shower, wc, hand wash basin and heated towel rail.

**BEDROOM 2**

A double bedroom with fitted cupboards and windows to the rear aspect.

**LANDING**

Having a window to the front aspect offering a far reaching view over neighbouring farmland.

**PRINCIPAL BEDROOM**

A lovely double bedroom with windows to two aspects having open views. Fitted cupboard.

**EN-SUITE**

With suite comprising a bath with 'telephone' style mixer tap and shower attachment, wc and hand wash basin.

**BEDROOM 3**

Another double aspect room with lovely views. Fitted wardrobes to one wall.

**BEDROOM 4/STUDY**

Windows to the rear overlook the garden and there is a fitted storage cupboard.





## BATHROOM

With suite comprising bath having screen and electric shower over. Wc and hand wash basin. Heated towel rail. Fitted shelving, wooden flooring.

## EXTERNAL

The cottage stands in a rural setting on the edge of the Blickling



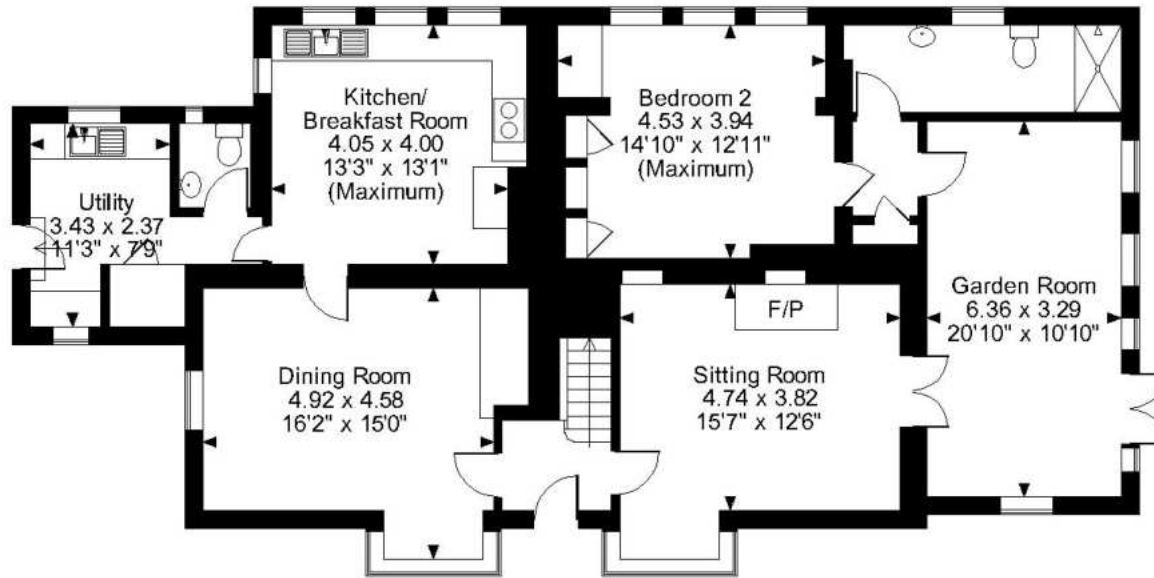
Estate within easy driving distance of the bustling market town of Aylsham. The gardens and ground extend to around 1 acre (STMS) and include an area of formal garden alongside the garden room with terrace, lawn and pond. Additionally there is a vegetable garden, numerous fruit trees and an elevated area of woodland complete with treehouse, from where there are wonderful views over neighbouring farmland. Beyond the more formal garden there is a driveway providing parking alongside which is the double garage which has twin double doors, and power. Beside the garage is a greenhouse. Other buildings within the garden include a timber summerhouse and a useful brick built outbuilding with storage and a studio/workshop.

## EPC

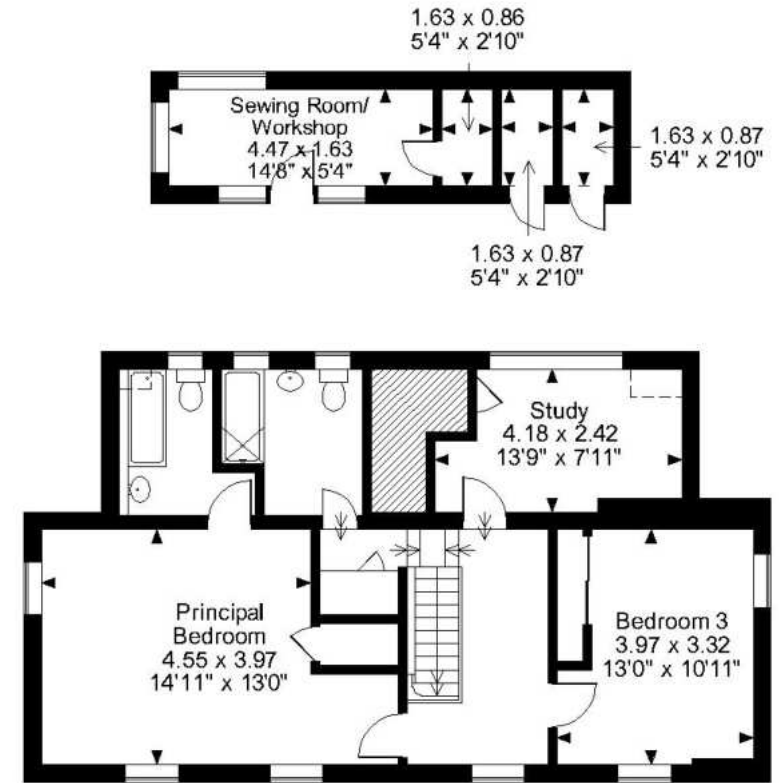
To be confirmed



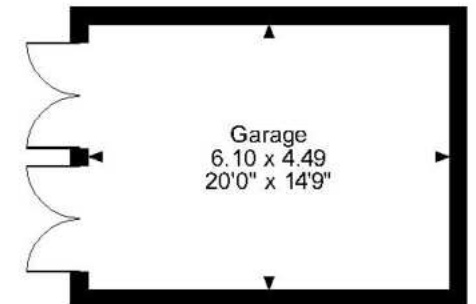
# Clare Cottage, Oulton, Norwich, Norfolk



Ground Floor



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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This delightful property is understood to date, in part, from the eighteenth century, and now offers character four bedroom accommodation in a wonderful setting close to the Blickling Estate. On the ground floor there are three reception rooms, as well as well-proportioned kitchen/breakfast room, utility room and bedroom with wet room alongside. On the first floor there are three bedrooms and a bathroom, with the principal bedroom being en-suite. Externally the gardens extend to round 1 acre (STMS) and include more formal areas, vegetable garden, numerous fruit trees and an area of woodland. The gardens are elevated in part and offer further superb views over the cottage. A useful outbuilding provides storage and potential office/studio and there is also a detached garage.

Viewing by appointment with our  
Select Consultant on

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