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Gardeners Cottage
Petersons Lane
Aylsham



A UNIQUE, NEVER BEFORE MARKETING, HOME WITH ADDITIONAL COTTAGE SET IN GARDENS OF 1 ACRE (STMS)

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Gardeners Cottage, Petersons Lane, Aylsham, NR11 6HD

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ENTRANCE HALL

With door in from the front aspect, attractive pavement tiled flooring, exposed studwork. From this hall doors open to the reception rooms, utility room, and bedrooms. Separate staircases lead to the third bedroom and store room.

CLOAKROOM

Fitted with wc, and wall mounted hand wash basin.

UTILITY ROOM

This useful room has a fitted stainless steel sink, with storage under and plumbing for a washing machine. The room continues, with walk in pantry, to a lobby with a door out to the front aspect and door to the kitchen. Once again, there are exposed wall studs and this room has a brick paved floor. Wall mounted boiler supplying domestic hot water and central heating system.

KITCHEN

A lovely double aspect room offering views of the garden, fitted base storage units to three walls, with worksurfaces over and inset 1½ bowl stainless steel sink unit. A solid fuel cast iron range is complemented by an electric oven, and four burner gas hob. A door opens to the dining room.

DINING ROOM

Having French doors offering view over the garden, and opening onto an outdoor paved seating area. This room features exposed wall studs to one wall, and has doors from the hall, sitting room and kitchen.







SITTING ROOM

This impressive main reception room, has a wonderful inglenook fireplace with bressumer beam over which houses a wood burning stove on a pamment hearth. Once again exposed wall studs, along with a central ceiling beam give this room character. French doors lead out to the outdoor paved seating area, with a further set



opening to the conservatory, a window offers a view into the garden.

CONSERVATORY

This room offers super views of the garden, and has brick paved floor, and door to the garden.



PRINCIPAL BEDROOM

Understood to be a more recent addition to the original house this spacious bedroom is entered via a dressing area with fitted wardrobes, has a window overlooking the garden, and French doors to the rear aspect where there is an attractive, paved terrace.

EN-SUITE

Fitted with a shower in tiled cubicle, wc, bidet and vanity hand wash basin with storage under,

STUDY/BEDROOM FOUR

With exposed studwork, and window overlooking the garden, this room could readily be used as a fourth bedroom if required.

BEDROOM TWO

Another generous double bedroom, with windows to two aspects, and fitted storage.

BATHROOM

With bath having electric shower over, wc and wash basin set into a vanity unit, exposed wall studs.

BEDROOM THREE

Accessed via staircase from the hall this bedroom is vaulted, with reduced head height, and has velux window providing plenty of natural light. Additionally, the room benefits from an en-suite cloakroom.

STORE ROOM/BOX ROOM

Providing useful storage, this room is accessed by a second staircase from the hall.

COTTAGE

Having a Living Room, Kitchen, Bedroom and Shower Room.





EXTERNAL

The property stands well back from Petersons Lane, with a long driveway through five bar gates to a parking area in between the main house and cottage. From this area there is access to the cart shed/parking adjoining the house, as well as the main outbuilding which adjoins the cottage. This building comprises a cart stand, with door to the office, garage with double doors and the excellent



workshop. The workshop, is partially divided into two areas with two sets of double doors to the front aspect. Vaulted ceiling, power and light, and a wood store to the rear.

The gardens and grounds extend to around 1 acre (STMS), unusual so close to the town centre, and must be explored to understand the space, privacy and potential on offer. With wide areas of lawn, numerous mature trees, pond, summerhouse's and sheltered areas this really is a garden to be enjoyed, paved terraces adjoin the property providing further seating areas and are ideal for alfresco dining.



Gardeners Cottage, Petersons Lane, Aylsham, Norwich, Norfolk,



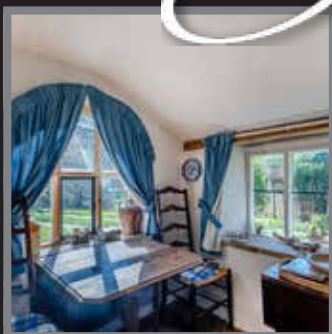
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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This most individual property comes to the market for the first time, and stands in one of the most desirable locations within the bustling market town of Aylsham. Carefully designed and built to present attractive brick and flint elevations the main house offers up to four bedrooms, with further accommodation provided by a separate one bedroom cottage, ideal for an extended family or to potentially provide a letting income.

Carefully designed and built this home reflects a lot of character found in period homes within north Norfolk evidenced by the choice of materials, the super fireplace in the sitting room along with exposed timbers throughout, only be viewing can the charm and character be fully appreciated. The main property offers up to four bedrooms, with two reception rooms, while the detached cottage offers a further sitting room, kitchen, bedroom and shower room.

Externally the gardens extend to around 1 acre (STMS), with numerous mature trees and large pond. Outbuildings include a workshop with garage, home office and cart stand alongside and useful wood store.

EPC Rating: F
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
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