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Church Terrace
Aylsham



A BEAUTIFULLY PRESENTED GRADE II LISTED PERIOD HOME WITH PLEASANT GARDEN AND OFF-ROAD PARKING

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8 Church Terrace, Aylsham, NR11 6EU

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ENTRANCE HALL

Having solid door with fanlight from the front aspect. Decorative archway, picture rail and exposed floorboards. Stairs lead up to the first floor, and down to the basement. Doors open to the sitting room, drawing room and kitchen/breakfast room.

SITTING ROOM

A lovely sitting room with shuttered sash window to the front aspect. A brick lined fireplace with attractive wooden surround house a woodburning stove on a raised pamment hearth. To either side of the chimney breast the recesses are fitted with shelving and storage cupboards. As with the hall this room features a picture rail and exposed floorboards which continue through double doors to the drawing room.

DINING ROOM

This delightful second reception room has a large double-glazed window overlooking the rear garden. A focal point is provided by a cast iron fireplace with tiled panels, alongside which there is further fitted shelving and storage cupboard. Once again, this room features a picture rail. A lobby with attractive tiled floor has a door with steps down to the rear garden.

KITCHEN/BREAKFAST ROOM

Fitted with an excellent range of base cupboard and drawer units to one wall, with quartz worksurface over including an inset sink unit having a drainer and mixer tap. Matching wall cabinets offer further storage as does a dresser unit with cupboards and glazed display cabinets along with fitted larder units. There is space for a range style cooker and integrated slimline dishwasher. Attractive wooden flooring, double glazed windows to two aspects allow plenty of







natural light and a half-glazed door from the breakfast area opens to the garden where there is an external pantry/store.

SIDE HALL/BOOT ROOM

With windows and door out to Dyes Loke, wooden flooring.



LOBBY

Having a tiled floor, fitted storage and doors to bedroom and wet room.

BEDROOM 4

A generous bedroom with windows to three aspect.

WET ROOM

Fitted with electric shower, wc and pedestal hand wash basin. Tiling to floor and walls.

BASEMENT

This useful room has stairs down from the hall, exposed brick walls,



and an interesting ceiling painted by a former resident. A window allows for some natural light and ventilation and there is a central heating radiators. Fitted storage.

HALF LANDING

From this landing, which has an arched window to the side aspect, a door opens onto a lower landing area which has exposed floorboards, fitted airing cupboard and doors to the shower room and office/fourth bedroom. Stairs from the half landing continue to the higher landing which gives access to two bedroom 2 and 3. From this higher landing there is access to the loft.

BEDROOM 1

A lovely double bedroom with two sash windows to the front aspect. A chimney breast with fitted wardrobes either side house an ornamental cast iron fireplace, there is a picture rail and exposed floorboards. An interesting feature of this room is the transom light above the door.

BEDROOM 2

A further double bedroom with window to the rear aspect, this room also features an ornamental cast iron fireplace, fitted storage, picture rail and exposed floorboards.

SHOWER ROOM

This large shower room is fitted with an oversize cubicle having both overhead and handheld showers, wc and hand wash basin with chrome washstand. Exposed floorboards and radiators incorporating towel rails.

BEDROOM 3

Having windows to two aspects, some reduced head height.





EXTERNAL

The property stands on Church Terrace, centrally within Aylsham just a short walk from the Market Place via the churchyard or through a passageway alongside Biddys Tearoom in the Market Place.

The front garden which is enclosed by a low wall and wrought iron fencing is laid to gravel for ease of maintenance and has a number of



mature shrubs and trees along with a pond. A block sett path leads from the gate to the front door. There is access via Dyes Loke to the side porch/boot room and further to the rear of the property. The rear garden is lawned with well planted shrub borders and a mature fig tree. The garden is enclosed by a combination walling and fencing, with gated access to Dyes Loke. The garden offers a lovely view of the church.

At the foot of the garden is the gig house, which is currently used as a workshop with mezzanine floor, with an adjoining greenhouse and useful garden store. Twin double doors from the workshop area open to a gravel area offering parking with gates leading out to Dyes Loke. Immediately outside these gates there is an additional area which can provide parking for a small vehicle.



Church Terrace, Aylsham, Norwich



Dating from the early nineteenth century this Grade II Listed property offers well maintained, character accommodation in the heart of the ever-popular market town of Aylsham. The ground floor features two reception rooms, with a wood burner to the sitting room, generous kitchen/breakfast room and bedroom with wet room alongside, stairs from the entrance hall lead down to a useful basement room. On the first floor there are three bedrooms, one of which is being used as an office, and large contemporary shower room.

Externally the private lawned rear garden, offers views of the church and is enclosed by a combination of walling and fencing. At the foot of the garden is a gig house which has been converted to offer workshop space with greenhouse and store, two sets of double doors open onto a gravelled parking area, which has gates offering vehicular access.

The property stands just off the market place in Aylsham with lovely views of the church.



EPC Rating: EXEMPT
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
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