



## Cedar House

White Hart Street, Aylsham, NR11 6HG

**BROWN & CO**







## Cedar House, White Hart Street, Aylsham, NR11 6HG

A fine six bedroom grade II listed house with a striking architecturally designed rear addition, positioned in a very special location in the centre of Aylsham.

Offers in Excess of £1,150,000



### DESCRIPTION

Cedar House is listed Grade II as a property of architectural and historic interest and represents a delightful opportunity to acquire an outstanding home with charm, character and space whilst being positioned in such a desirable spot within walking distance of the town centre.

The property, understood to date from Victorian times with later additions, is arranged over three storeys and enjoys a striking façade as you approach from the carriage driveway. The external elevations are constructed of traditional grey brick with large bay windows and ornate iron railings beneath a pitched roof. The property retains its architectural features such as fine sash windows, panelled doors, fireplaces, wonderful ceiling heights, skirting and ornate cornice.

The house is approached at the front and leads from the front garden up the original steps and into the reception hall. Like many homes of this period, the classic arrangement of the principal rooms being at the front of the house with fireplaces is evident in Cedar House and both the sitting room and drawing room are wonderful spaces to entertain and enjoy. Much of the charm of the house rests in the addition at the rear incorporating the kitchen dining area with bi-fold doors leading out to the gardens, and with

underfloor heating and deep insulation it provides the house with a modern touch.

The remaining ground floor rooms comprise a utility room, breakfast room and cloakroom. In addition, a staircase leads down from the hall and leads into a large cellar which has been tanked and comprises two rooms being a games room and cinema room.

There are two staircases to Cedar House, the main staircase leads onto an impressive landing area servicing four bedrooms which includes the principal bedroom. The back staircase leads up to a study which enjoys access to the family bathroom and bedroom where a fixed wooden ladder cleverly leads up to a bedroom, created in the ceiling due to the vaulted ceiling arrangement. Off the study a staircase provides access to a spacious landing with access to two further bedrooms and a four piece suite bathroom.

We draw your attention to the floorplan as to how the accommodation is arranged.

Cedar House is approached from the northeast into a shingled carriage driveway bordered by a mixture of lawn and mature hedging and trees. There is a garage at the side of the house with ample room for a car and parking for multiple vehicles. The generous and well-established rear garden is predominantly laid to

lawn and enjoys a good degree of privacy, bordered by mature trees and planting. Immediately to the rear of the house is a large decking area providing an excellent space for outdoor dining and entertaining from the kitchen.

The south facing rear garden incorporates a range of useful and attractive outbuildings, including one which houses a shepherd's hut and a separate bedroom, offering flexible ancillary accommodation or home-working potential. Further outbuildings comprise a detached workshop with three stores and a decked gazebo with barbecue area, providing a superb space for entertaining.

The garden is a major feature of the property, combining space, privacy and versatility.

Services - Mains water, electricity, drainage and gas central heating

Tenure - Freehold

Local authority - Broadland District Council

Council tax band - F

Acreage - 0.3 acres







## LOCATION

Aylsham is a charming and historic market town in North Norfolk, approximately 9 miles (14 km) north of the cathedral city of Norwich and ideally positioned between the city, the Norfolk Broads and the spectacular North Norfolk coast.

Nestled on the banks of the River Bure, Aylsham boasts a picturesque traditional market place framed by handsome period buildings and a strong sense of community and heritage. The town's character is further enhanced by its status as one of the few Cittaslow towns in the UK, celebrating quality of life, local produce and historic charm.

Aylsham offers a lively yet relaxed town centre with a selection of independent shops, cafés, pubs and essential services, alongside twice-weekly markets and monthly farmers' markets in the heart of the market square. Outdoor enthusiasts will appreciate the extensive countryside on the doorstep, including scenic walking and cycle routes such as the Bure Valley Path, and the heritage Bure Valley Railway, which links the town to neighbouring Wroxham.

The town's excellent road links via the A140 provide easy access to Norwich and beyond, making Aylsham an attractive location for families, professionals and those seeking a balance between rural tranquillity and city convenience.

## DIRECTIONS

From Norwich, proceed north on the A140 Cromer Road, signposted towards Aylsham and Cromer. Continue on the A140 for approximately 9 miles, passing through the outskirts of Norwich and into open countryside.

On reaching Aylsham, continue into the town centre following signs for the Market Place. From the Market Place, turn right into Burgh Road and then left into Oakfield Road and then at the end of the road turn left into White Hart Street where Cedar House will be found along the street on the left hand side.

## AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**





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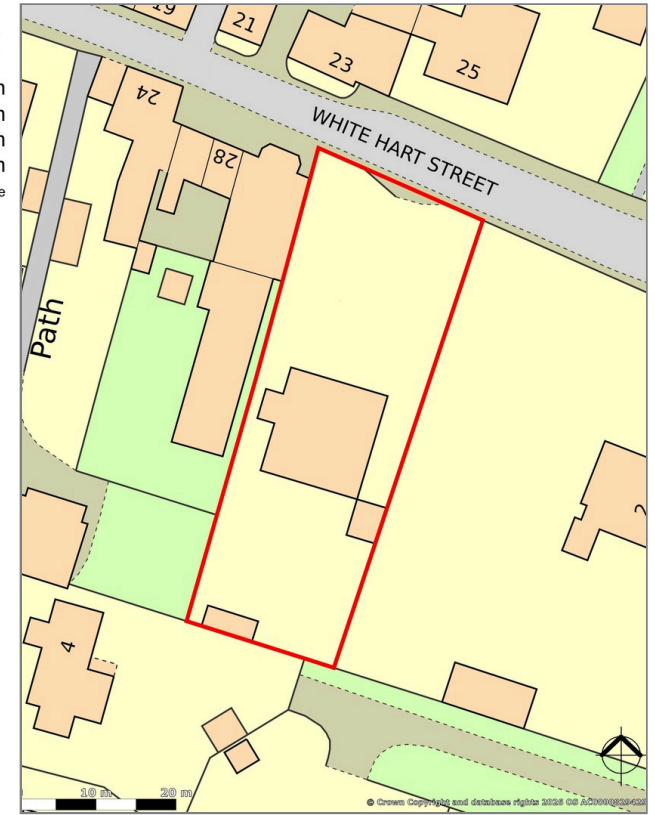
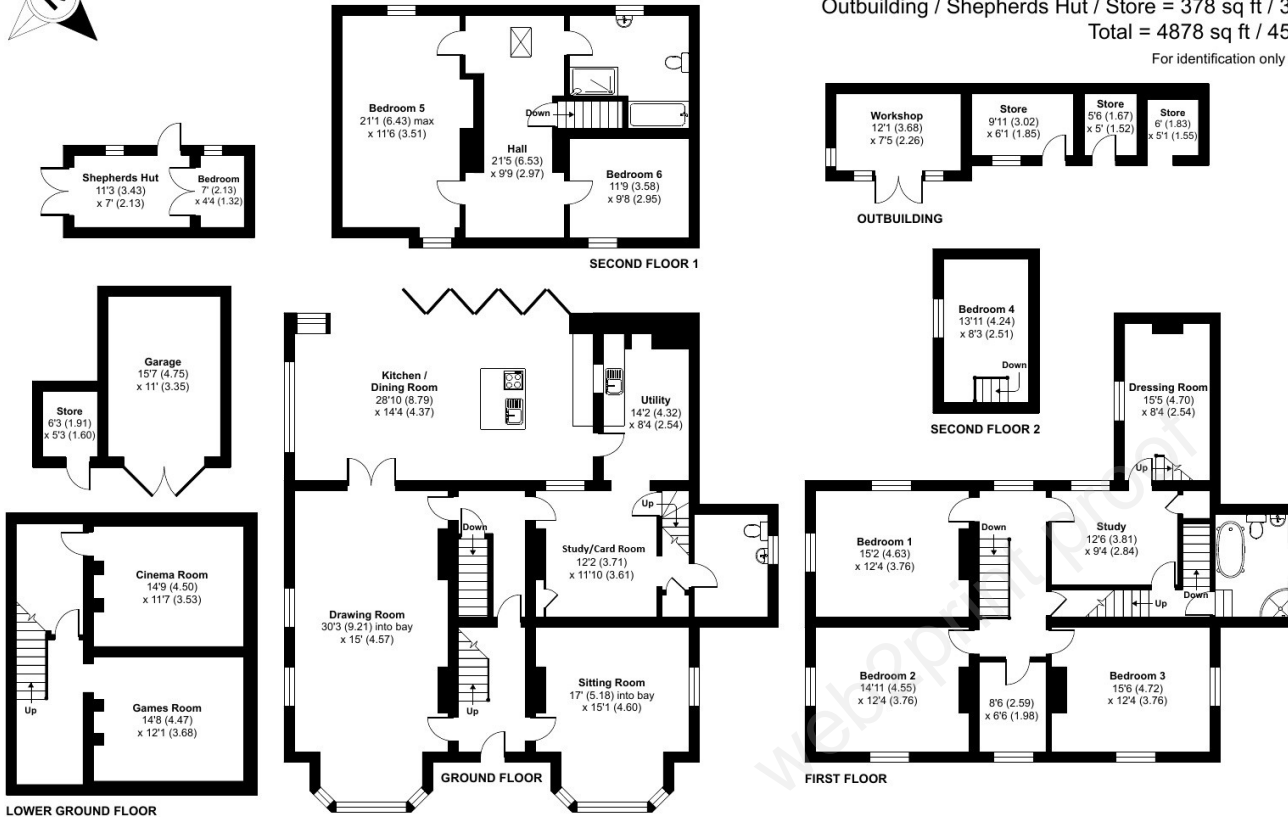
Approximate Area = 4328 sq ft / 402 sq m

Garage = 172 sq ft / 16 sq m

Outbuilding / Shepherds Hut / Store = 378 sq ft / 35.1 sq m

Total = 4878 sq ft / 453.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Brown & Co. REF: 1406354

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