

THE STORY OF

The Smithy

Aldborough, Norfolk

SOWERBYS

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The Smithy

Old Forge Lane, Aldborough
NR11 7PB

Charming Detached Country Cottage

Recently Renovated Throughout

Peaceful Setting Along a Quiet Country Lane

Sought-After Village of Aldborough

Beautiful Country-Style Kitchen/Dining Area

Feature Bi-Folding Windows
and Pamment Flooring

Bright and Spacious Sitting
Room with Garden Access

Three Bedrooms, Two with En-Suite Bathrooms

Further Family Bathroom

Private, Spacious Garden and
Ample Off-Road Parking

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The Smithy is a delightful detached cottage, tucked away along a peaceful country lane in the sought-after village of Aldborough. Recently renovated, the property effortlessly combines charming character features with tasteful contemporary touches, creating a warm and inviting home.

At the heart of the property is a beautiful country-style kitchen and dining area, featuring attractive pamment flooring and striking bi-folding windows, which flood the space with natural light and create a wonderful connection with the outdoors.

The bright and spacious lounge provides a lovely place to relax and unwind, with doors opening directly onto the garden, making it ideal for both everyday living and entertaining.

The accommodation continues with three well-proportioned bedrooms, two of which benefit from their own en-suite bathrooms, together with a further family bathroom.

Outside, the property enjoys a generous and private garden, offering a peaceful setting in which to enjoy the surrounding countryside. There is also ample off-road parking, adding to the practicality and appeal of this charming home.

Having been thoughtfully renovated throughout to a tasteful and characterful standard, The Smithy offers a wonderful opportunity to acquire a ready-to-enjoy country cottage in a tranquil setting.

Offered to the market chain free.

















A peaceful country setting, with charm and character throughout.











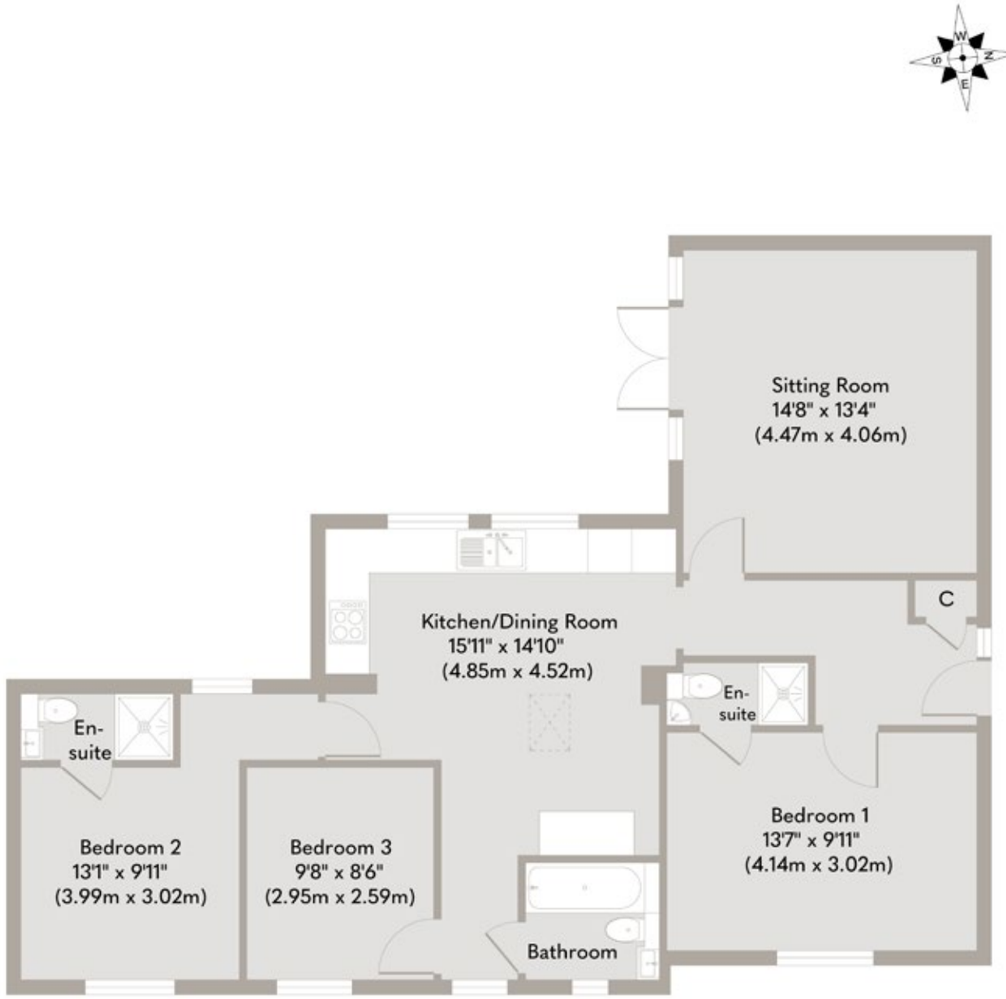

Approximate Floor Area
936 sq. ft
(86.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Aldborough

IDYLLIC YET CONNECTED VILLAGE LIFE

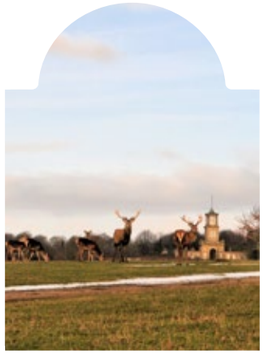
Aldborough is a vibrant North Norfolk village centred around its attractive village green, offering a friendly and active rural lifestyle. Set 6 miles north of Aylsham, just over 5 miles from Cromer, and around 16 miles from Norwich, it combines countryside calm with excellent access to coast, town and city.

The green hosts cricket matches and community gatherings throughout the year, while nearby footpaths and quiet lanes encourage long walks and outdoor adventures. Day-to-day needs are well covered with a village shop and post office, pharmacy, doctors' surgery, and the popular Cricketers on the Green for relaxed meals and social evenings. A children's play area and the village primary school further enhance its family-friendly appeal.

Aylsham's independent cafés, food shops and weekly markets are only a short drive away, and the North Norfolk coast offers sandy beaches, clifftop paths and classic seaside days out.

Aldborough's charm lies in its warm community, beautiful surroundings and easy access to everything that makes Norfolk living so rewarding.









Note from Sowerbys



"A warm and inviting home, thoughtfully renovated throughout."

SERVICES CONNECTED

Mains water and electricity. Air source heating. Drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///luckier.amplified.magma

AGENT'S NOTE

Some images used have been virtually staged using computer generated imagery to show how the property could look once furnished, and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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