



MIDDLE HILL COTTAGE

Middle Hill, Alby, Norfolk, NR11 7PN
Guide Price £775,000

BROWN & CO



MIDDLE HILL COTTAGE

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DESCRIPTION

An exceptional detached period residence enjoying far-reaching views across open countryside in the charming rural hamlet of Alby. Middle Hill Cottage is situated a short walk away from the centre of the village of Aldborough, a highly sought after historic North Norfolk village with a thriving Community Centre, village shop and public house. Middle Hill Cottage has been renovated throughout to a high specification by the current owners and benefits from quality fixtures and fittings. The property also benefits from oil fired central heating, solar panels and underfloor heating in the bathrooms.

The accommodation is arranged over two floors and has been thoughtfully designed to make the most of the space on offer. The ground floor forms the main living space, with a galley style kitchen opening to a dining area and living room with woodburning stove. A further reception room, utility room and cloakroom also forms part of the ground floor accommodation.

The first floor boasts four bedrooms including a large master suite and a family bathroom.

Outside, a gravel driveway leads to a detached garage/office space with an enclosed cottage style garden. The rear landscaped garden is mostly laid to lawn with the addition of a sun terrace providing attractive outdoor space, perfect for alfresco dining. There are three brick outbuildings providing useful storage space. Middle Hill Cottage sits in garden grounds of circa 1/3 acre (stms).

LOCATION

Alby is a charming rural hamlet in North Norfolk, known for its peaceful countryside setting, attractive period homes, and easy access to the county's beautiful coastline. Surrounded by open fields and scenic walking routes, the village offers a relaxed lifestyle while remaining conveniently close to the market towns of Aylsham and North Walsham. The nearby Norfolk coast, an Area of Outstanding Natural Beauty, provides superb beaches, nature reserves, and sailing opportunities, making Alby an appealing location for both permanent living and countryside retreats.

The cathedral city of Norwich is just sixteen miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Period Residence
- Charming Rural Village Location
- Uninterrupted Countryside Views
- Off Road Parking
- Detached Garage/Offices & Three Brick Outbuildings
- Landscaped Garden Grounds circa 1/3 Acre (stms)
- Accommodation arranged over Two Floors
- Open Plan Kitchen, Dining & Living Area
- Snug
- Utility Room & Cloakroom
- Master Suite with En Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Underfloor Heating to Bathrooms
- Renovated Throughout to a High Standard
- Extremely Flexible Accommodation

GENERAL REMARKS & STIPULATIONS

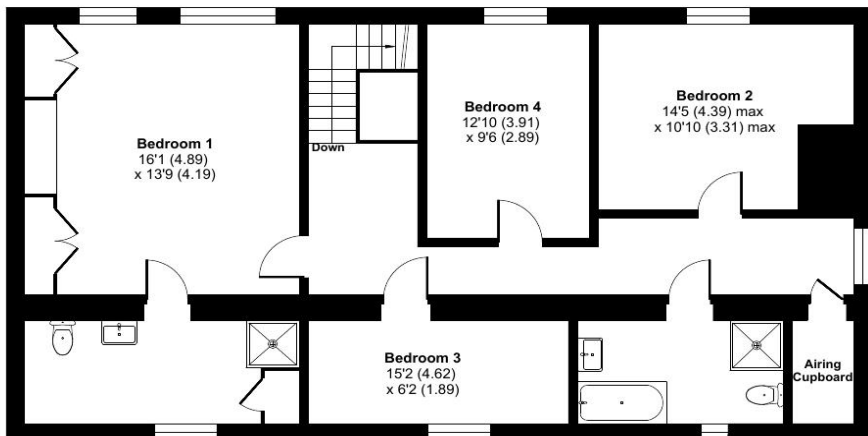
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.



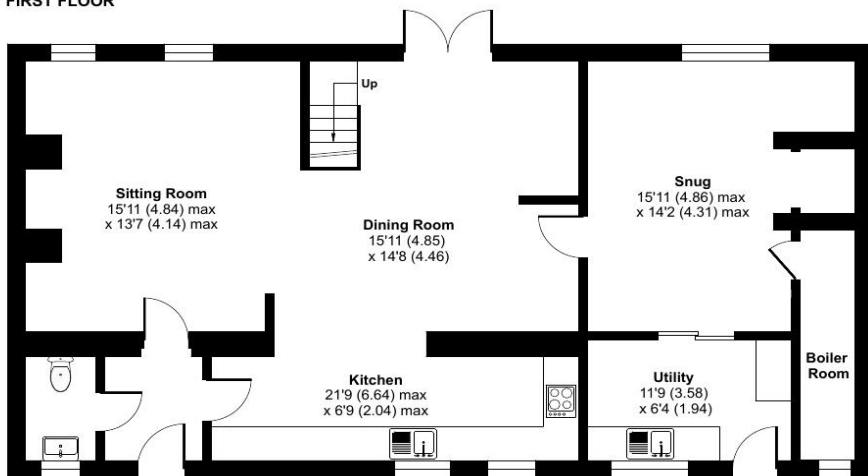


Middle Hill Cottage, Middle Hill, Alby, Norwich, NR11

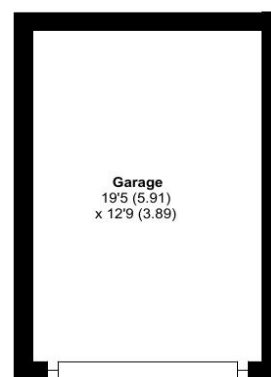
Approximate Area = 2126 sq ft / 197.5 sq m
 Garage = 247 sq ft / 22.9 sq m
 Outbuilding = 162 sq ft / 15 sq m
 Total = 2535 sq ft / 235.4 sq m
 For identification only - Not to scale



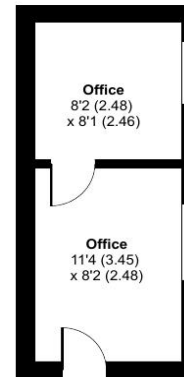
FIRST FLOOR



GROUND FLOOR



GARAGE



OUTBUILDING



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
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). © nichecom 2026. Produced for Brown & Co. REF: 1465170

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