

THE STORY OF

Sankence

Aylsham, Norfolk

SOWERBYS

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Cawston Road, Aylsham, Norfolk
NR11 6UW

Imposing Detached Period Home

Four Reception Rooms

Kitchen Breakfast Room

Laundry Room, Utility Room,
Cloakroom and Shower Room

Cellarage

Five First Floor Bedrooms Shower
Room and En-Suite Bathroom

Two Top Floor Bedrooms

Wide Range of Traditional Outbuildings

Established Grounds of Approx 2.5 Acres (stms)

In Need of Some Updating

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com



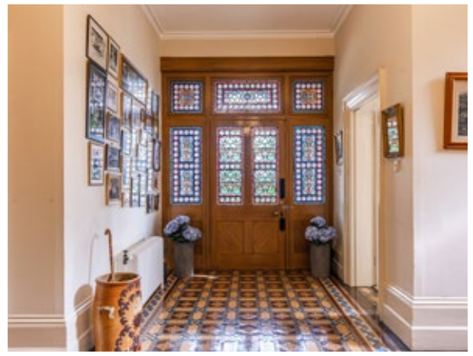












Sankence is a substantial and most imposing Victorian detached home that offers an abundance of period features, including a stunning tiled entrance hall, impressive staircase, fireplaces and cornicing. Set well within its plot, which extends to approximately 2.5 acres (STMS).

The grand and spacious entrance hall really does set the scene, with a fabulous stained-glass entrance door, stunning tiled floor and ornate carved staircase. Leading off are four superb reception rooms. The drawing room is a charming room with its bay window to the front, period fireplace and ornate coving. The dining room is of an excellent size and perfect for family gatherings, alongside a cosy snug and study, great for those working from home.

The kitchen offers plenty of storage and workspace, with cooking via the Aga. Completing the ground floor is a good-sized laundry room with shower room and a staircase leading to two rooms above. There is also a fitted utility room and separate cloakroom. Below, there are two sizeable cellars.

The first-floor landing is again of a great size, giving a real sense of space. There are five bedrooms. The principal bedroom has a lovely bay window overlooking the front and an en-suite bathroom. Serving the remaining four bedrooms is a fitted shower room.

A further staircase leads to the top floor, where there are two further rooms.



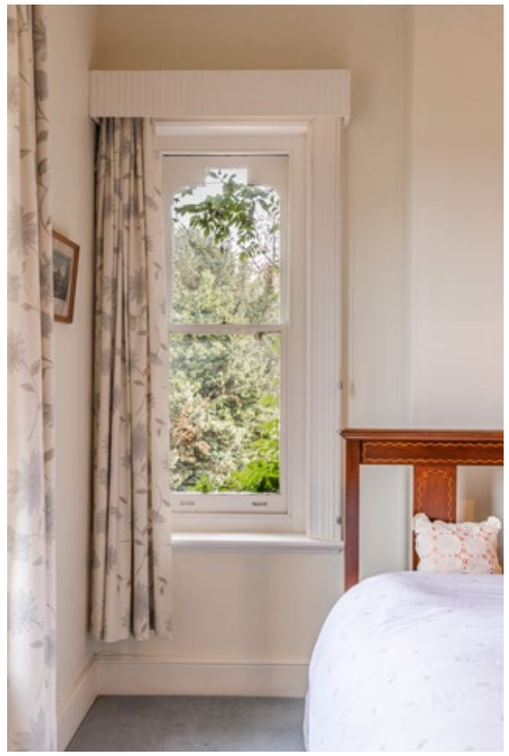






















The established grounds extend to approximately 2.5 acres (STMS). A sweeping gravelled driveway meanders through the established trees to a parking area for plenty of cars. A range of traditional brick, single-storey outbuildings includes a store, workshop, stables, cart lodge and inner courtyard.

The property is well screened from the road with a wide range of mature trees. There is a lawn to the front with evergreen borders, a croquet lawn, a small partially walled paddock to the rear and a former hard-surface tennis court in need of renovation.

Sankence is in need of some updating and offers a superb opportunity for a new owner to put their own stamp on what has the potential to be a truly impressive home.



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The grounds are a real highlight, with so many different areas to enjoy and plenty of scope to bring the gardens back to life.











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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Aylsham

A VIBRANT COMMUNITY TO CALL HOME

Aylsham is a thriving historic market town that beautifully blends rural charm with a lively, modern community spirit. Positioned around 11 miles north of Norwich, close to the Norfolk Broads and within easy reach of the North Norfolk coast, it offers an enviable base for everyday living, weekend escapes and countryside adventures.

At its heart is the Market Place, a vibrant focal point surrounded by handsome 18th-century buildings and home to twice-weekly markets and monthly farmers' markets celebrating local produce, crafts and seasonal finds. The streets radiating from the square are lined with independent shops, boutiques, bakeries and cafés, where award-winning bakeries, artisanal chocolatiers and specialty food purveyors make shopping and socialising a genuine pleasure.

Aylsham's dining scene offers something for every occasion, from relaxed lunch spots and classic tearooms to welcoming pubs such as The Black Boys Hotel, known for its hearty fare and local ales. Families are well served with local schools, a medical practice, pharmacies and essential services all within easy reach, while regular community events, festivals and the beloved Aylsham Show contribute to the town's lively annual calendar.

For leisure and outdoor pursuits, the Bure Valley Railway invites scenic steam and heritage train journeys through rolling countryside to Wroxham, and long-distance trails such as Weavers' Way and the Bure Valley Path offer superb walking and cycling routes. Just a short drive away, the National Trust's Blickling Hall provides expansive gardens, lakes and woodland walks for year-round exploration.

With its blend of rich heritage, independent amenities, excellent transport links and access to countryside, coast and Broads, Aylsham delivers a fulfilling lifestyle that appeals to families, commuters, and anyone who values a strong sense of community and quality of life.









Note from Sowerbys



"It's the combination of the period features, generous rooms and wonderful grounds that makes Sankence feel like such an exciting opportunity."

SERVICES CONNECTED

Mains electricity. Water via borehole. Oil central heating. Private drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

F. Ref:- 0558-3967-3200-6486-0204w

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: ///clotting.banter.client

AGENTS NOTE

Due to the nature of the sale, we have been unable to ascertain certain information we would normally be able to supply.

The property is currently connected to a shared bore hole. On completion, the shared bore hole will be disconnected. A new buyer will be required to install its own private bore hole.

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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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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