



THE STORY OF

Rosemary Cottage

Aylmerton, Norfolk

SOWERBYS



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Rosemary Cottage

The Street, Aylmerton, Norfolk
NR11 8AA



Individual Home with Accommodation
More Than 2,533 Sq. Ft.

Superb Open Plan Living Space

High-End Lifestyle Kitchen

Dual Aspect Sitting Room

Five Double Bedrooms

Sumptuous Principal Bedroom Suite

Three Luxurious Bathrooms

Impressive Double-Height Entrance

Beautifully Landscaped Gardens with Large Sun Terrace

Grounds of 1/3 Acre (stms) with Garage and Parking

Delightful Location Close to the North Norfolk Coast



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“The balance of country and coastal living has created a magical lifestyle and diverse environment to enjoy.”

A wonderful family home set in an idyllic village setting close to the north Norfolk coastline and showcasing magnificent accommodation, perfect for a modern lifestyle and with an abundance of outside space ideal for a growing family and entertaining.

Originally built to an individual design in the 1980s, Rosemary Cottage now embraces 21st century living at its finest having been completely re-

invented in 2021. This unique home was painstakingly overhauled, upgraded and re-modelled from the ground up - to an exacting standard throughout.

This wonderful home showcases all the essential elements of modern-day living with a versatile space, sublime entertaining areas and no less than five double bedrooms - set over the two floors.



“A spacious, accommodating and complete home.”



This home had further key features added in 2021 which include new double-glazed windows and doors throughout, new heating system and a contemporary, yet both elegant and stylish, interior design.

A superb high-end lifestyle kitchen and luxurious bathrooms, throughout, elevate this very special home to an aspirational level.

Set over two floors and extending to an impressive 2,533 sq. ft. - the refined accommodation briefly comprises of; a side porch, impressive entrance hall, double aspect formal sitting room, a sublime open plan kitchen/dining room - with additional informal living area and bi-fold doors onto a large sun terrace, spacious utility/boot room, study, ground floor shower/cloakroom and the all essential ground floor double bedroom which provides a level of versatility.

The first floor starts with a wonderful galleried landing perched over the entrance hall. A sumptuous principal bedroom suite enjoys a bright dual aspect and features a walk-in wardrobe and an indulgent en-suite shower room. A spacious landing area leads to no less than three further double bedrooms and a luxurious family sized bath/shower room.



The quality, and attention to detail, continues to the outside of Rosemary Cottage thanks to landscaped gardens and grounds which extend to more than a third of an acre (stms), and create a picturesque and private environment to enjoy.

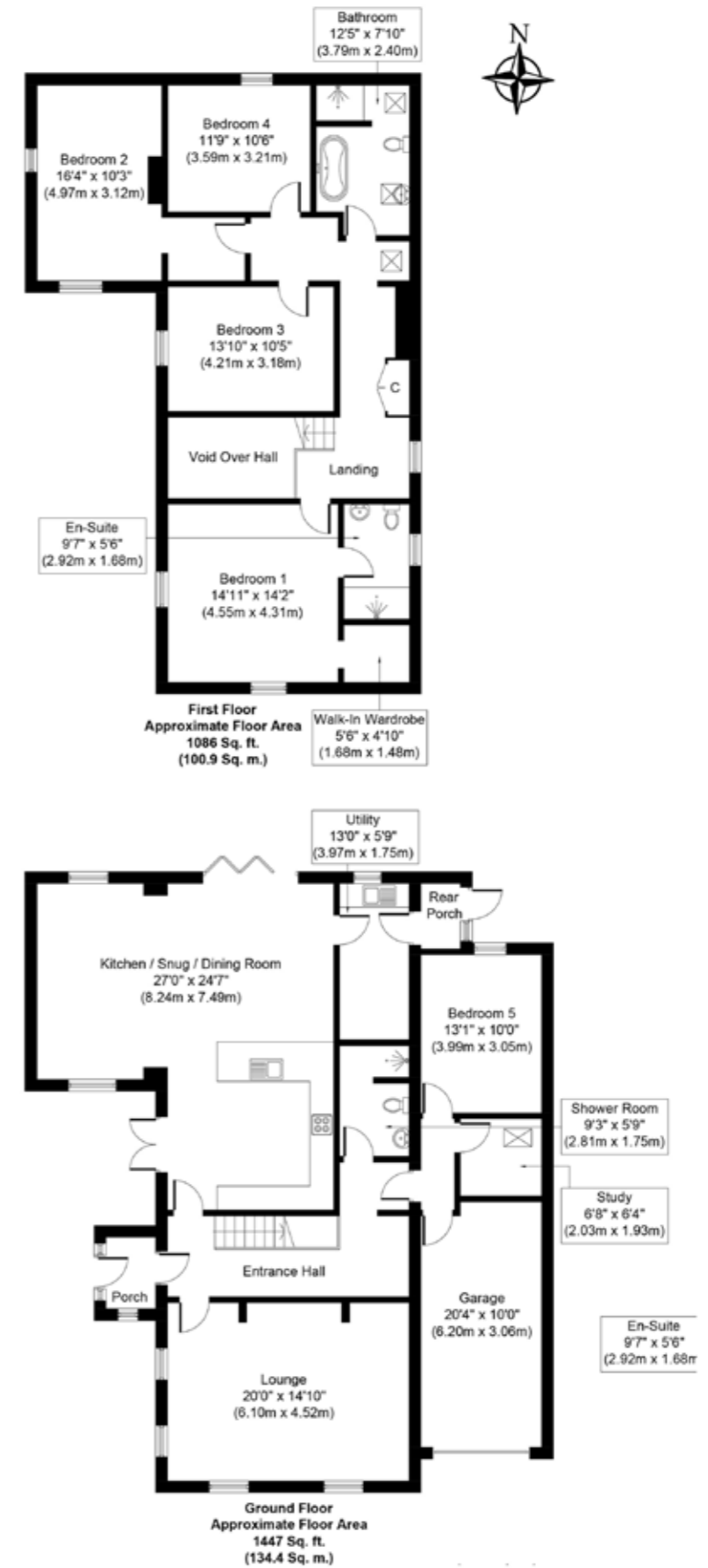
A generous frontage provides off-street parking and access to an attached garage. On the west elevation you will find the formal entrance to the property with neatly tended soft landscaping and a sheltered sun terrace.

The rear garden is a key feature of this fine home. There's with an extensive sun terrace - directly off the lifestyle kitchen - and sprawling lawns peppered by established shrubs, trees and colourful beds. Off the rear porch and utility/boot room is a versatile and practical space with a passageway to the front.

The present owners have embraced the space of a large garden and country life by creating a productive allotment area. This sectioned area features vegetable beds, a potting area and plenty of space for green fingered adults and children alike.

Set in the pretty, traditional village of Aylmerton, Rosemary Cottage commands an enviable location which perfectly embraces country and coastal life. Local, historic attractions such as Felbrigg Hall - a National Trust gem - and the ancient woodland areas of Roman Camp are practically on the doorstep and provide wonderful walks and outdoor pursuits. The eclectic seaside towns of Sheringham and Cromer are just a short drive away along with the rest of North Norfolk's glorious coastline.





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.

ALL THE REASONS



Aylmerton

IN NORFOLK
IS THE PLACE TO CALL HOME



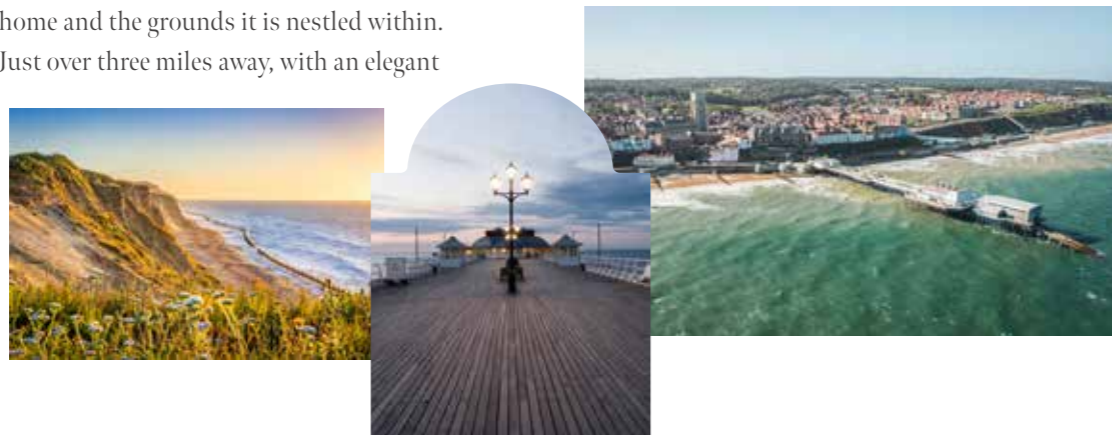
In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as ‘an area of outstanding natural beauty’. The coastline has wonderful sandy beaches with the seals at Blakeney Point, and bird watchers from all over the world visit to view the wide range of bird life.

There are plenty of places to see and visit nearby, including two National Trust locations. From finding fascinating plants and discovering wildlife, to relishing in the great views of the sea and surrounding countryside, there’s plenty to enjoy on the West Runton circular walk, taking you through the beautiful West Runton and Beeston Regis Heath.

Felbrigg Hall, Gardens and Estate, one of the most elegant country houses in East Anglia, is also a lovely family day out. Set within 520 acres of woods, parkland and lakes, there is much to explore here both within the historic home and the grounds it is nestled within. Just over three miles away, with an elegant

pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it’s easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town’s fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston’s award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive ‘beside the seaside’ experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from Sowerbys



“West Runton beach is a great place for an invigorating morning walk with the dogs.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 7739-4226-1000-0879-7226

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: ///received.popping.disprove

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