



THE STORY OF
2 Donthorn Court

Aylsham, Norfolk

SOWERBYS

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2 Donthorn Court

Aylsham, Norfolk,
NR11 6YF

Four Double Bedroom, Period Residence

Stylish and Elegant Interiors

Recently Upgraded Kitchen and Bathrooms

Award Winning Residential Development

Parkland Style Setting

Low Maintenance Gardens

Allocated Parking and Garage

Edge of Market Town Location

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“...beautifully maintained and stylishly renovated, yet still embraces all its period elegance and detail.”

Elegant, period elevations from the Victorian era, an interior which subtly blends contemporary styling and luxury with historical charm, and an edge of town location come together to create a fine and well-placed home, perfect for a modern lifestyle.

Originally commissioned and built in 1838, this fine, double fronted residence forms part of a Grade II listed former workhouse and an award-winning development created in 2011 by Messrs Hopkins Homes.

'2 Donthorn Court' is a much-loved

and extensively enhanced family home. This character filled residence offers deceptively spacious, balanced, and versatile accommodation, which is beautifully maintained and stylishly renovated, yet still embraces all its period elegance and detail.

Extending to around 1,700 sq. ft. the accommodation is graciously set over three floors. A central, front entrance hall provides an inviting reception and features a stunning turning staircase, 'travertine' tiled floor and double doors onto the rear garden.



A dual aspect, formal lounge and open-plan dining space creates an opulent, yet cosy, living area - perfect for all occasions. The lounge is filled with natural light, thanks to a wonderful, bay sash window. The dining area comfortably seats six, and high ceilings provide a feeling of grandeur.



“Enjoy the early morning sunshine through the sash windows.”

A recently upgraded kitchen/breakfast room features ‘shaker’ style cabinetry, capped in sleek, black granite worktops with a double ‘butler’ sink, a suite of appliances, and a bespoke fitted breakfast bench and integrated storage. This stylish and well-designed room provides a sociable and intimate space for family gatherings.

Rising to the first floor you will find two double bedrooms, both with fitted wardrobes and luxuriously appointed en-suite shower rooms. The second floor provides two further double bedroom options, with a high degree of flexibility in terms of their use, with one currently being utilised as an additional reception room/study. The two rooms are perfectly served by a family bathroom.





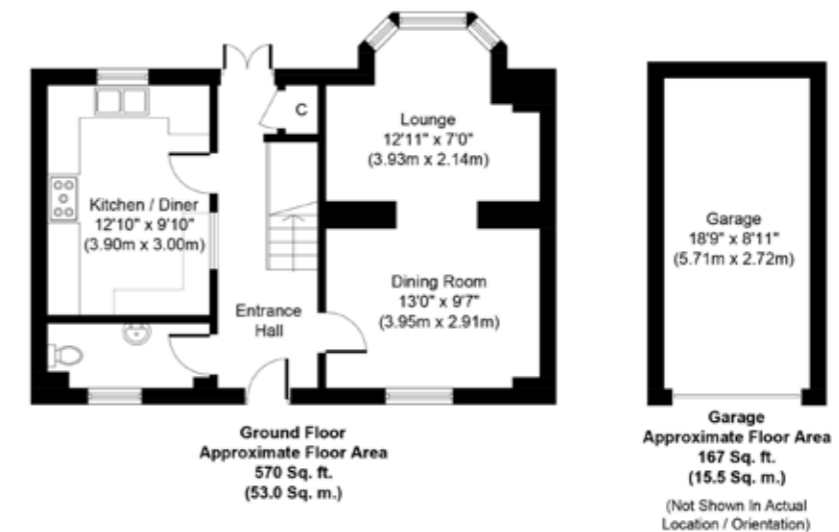
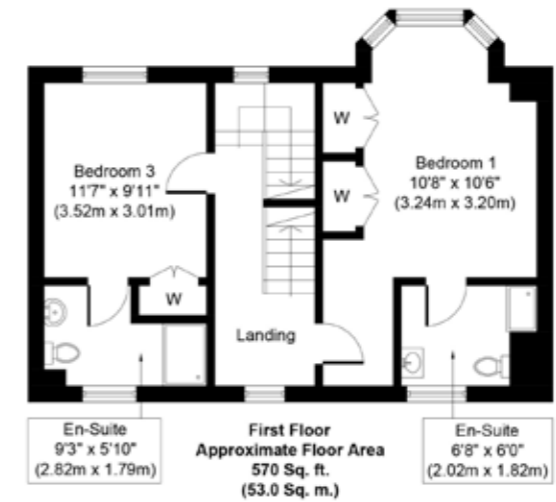
To the front of the property is a communal courtyard area, featuring allocated parking flanked by shaped lawns and box hedging.



To the rear is a delightful, low maintenance garden, which is fully enclosed to provide a private outside space for entertaining. A personal gate gives access to a single, en-bloc garage for additional parking and storage options.



Set within a prestigious landmark development, surrounded by parkland, this fine home enjoys a peaceful environment, yet is conveniently located for the wide array of amenities that Aylsham offers, including artisan retailers, coffee shops, pubs and restaurants. Aylsham also hosts excellent schooling facilities and is well-placed for access to the coastline and city of Norwich.



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



Aylsham

IS THE PLACE TO CALL HOME



A thriving sand unspoilt market town situated in the heart of Norfolk beside the River Bure and surrounded by beautiful countryside.

Its historical buildings,

traditional market square with Jacobean hall and a top selection of restaurants and cafés including foodie favourite Bread Source, makes for an interesting visit. Aylsham offers a wide variety of facilities including butchers, bakers, doctors surgeries, pharmacy, public houses and three supermarkets. There is also a little market held in the market place every Monday as well as a popular farmers market on the first Saturday of the month. Situated only a few miles from the beautiful north Norfolk coast, an area of outstanding natural beauty with its miles of uninterrupted beaches and bird and nature reserves.

Aylsham has access to outstanding Ofsted-rated schools and it is close to many Norfolk gems including the National Trust's Blickling Hall, a magnificent Jacobean house with stunning gardens surrounded by countryside which are perfect for exploring.

The cathedral city of Norwich is also a short commute away with access to all major rail links and Norwich

international airport with flights to a number of UK destinations, as well as direct to Amsterdam. The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafés, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.



Note from Sowerbys



Cromer Pier

“This is an exception family home, beautifully located for the popular Norfolk coast, The Broads, and the city of Norwich.

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

COUNCIL TAX

Band E.

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: ///referral.cackling.curable

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