



THE STORY OF

# The Cottage

*Alby Hill, Norfolk*

SOWERBYS

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Alby Hill, Alby,  
Norfolk, NR11 7PJ

Enchanting Detached Cottage

An Abundance of Character and Charm

Gated Grounds of Around 1/4 Acre (stms)

Ornate Gothic Style Windows

Shaker Style Kitchen

Gated Frontage with Ample Off Road Parking

Detached Garage

Versatile Garden Buildings

Idyllic Semi-Rural Setting

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“Quiet, peaceful and secluded - the location is one of The Cottage’s greatest assets...”

Country living personified by a most enchanting, detached cottage nestled within captivating grounds which create a discreet and idyllic environment whilst offering endless potential.

Nestled within established grounds of around 1/4 acre (stms), and believed to be a former ‘Artisan’s Cottage’, once associated with a large, local estate, this pretty residence features a mellow red brick façade dressed with ornate windows and set under a traditional pantile roof.

Located on Alby Hill, a discreet residential locale made up of a small selection of individual, period homes, the cottage enjoys a peaceful environment whilst being close to the delightful village of Aldborough.

The charming and characterful accommodation is set over two floors and extends to around 1,100 sq. ft. Offering balanced and versatile space this ‘chocolate box’ cottage now offers the perfect opportunity for someone to put their own stamp on their dream home.



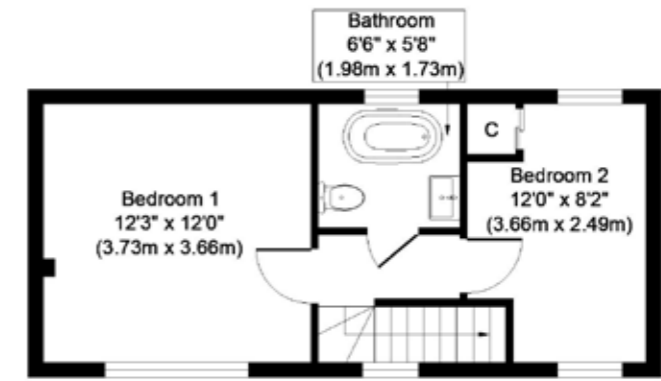
An open-plan living room and dining room spans the front of the cottage to provide a generous living space filled with character. This delightful room, of over 28' in length, features a living room centred around an attractive fireplace with wood-burner. Exposed beams to the ceiling and the ornate gothic style windows provide further period detail and charm.

A generous dining area sits adjacent to the kitchen and provides the perfect spot for entertaining while enjoying delightful vistas over the front gardens. A second reception, currently utilised as a garden room, and previously a ground floor bedroom, looks out over the rear gardens and provides a flexible space which could be adapted to suit personal needs and desires.

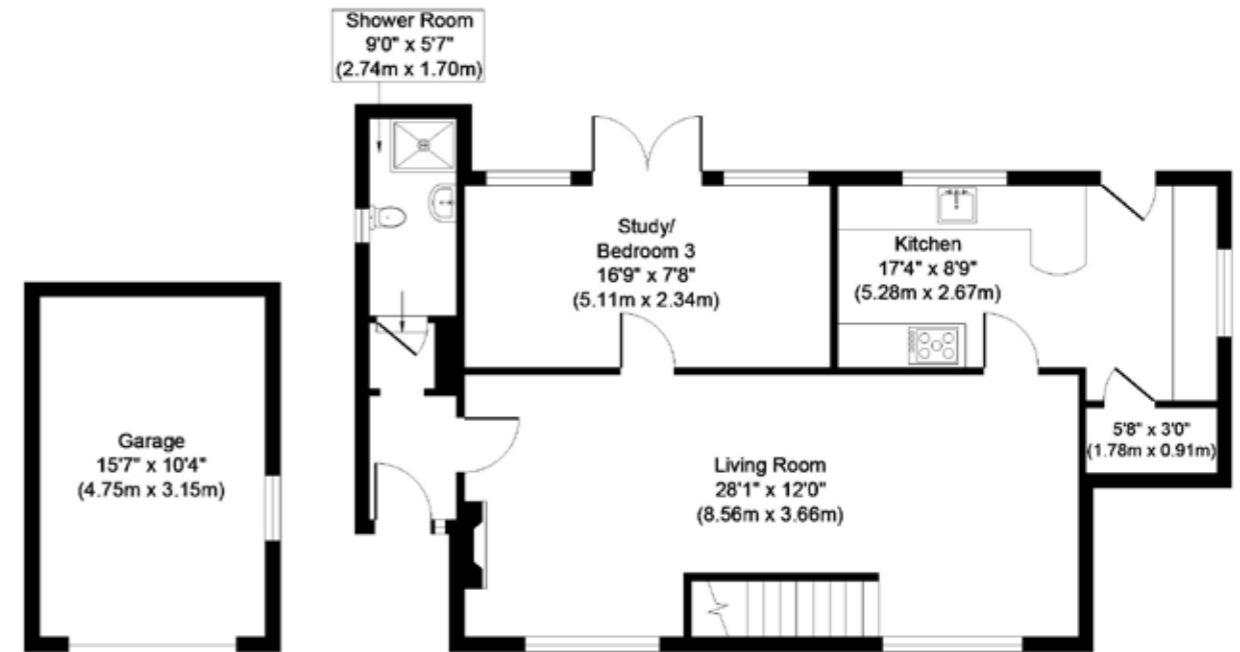
The kitchen enjoys double glazed, gothic windows to the side and rear aspects, overlooking the glorious rear garden. A glazed door opens directly to the garden and a further door leads to a traditional pantry. The modernised kitchen features a range of 'Shaker' style cabinets capped with granite worktops, and high-specification integral appliances. There's also space and plumbing for a washing machine and fridge/freezer. A shower room and WC complete the ground floor accommodation.

The first floor features two individual double bedrooms, each with delightful rural views, perfectly served by a splendid bathroom which features an ornate roll-top slipper bath.





**First Floor**  
**Approximate Floor Area**  
**326 sq. ft**  
**(30.28 sq. m)**



**Garage**  
**Approximate Floor Area**  
**161 sq. ft**  
**(14.95 sq. m)**

**Ground Floor**  
**Approximate Floor Area**  
**742 sq. ft**  
**(68.93 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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The Cottage is set in glorious grounds of around 1/4 acre (stms) which wrap around the property on all sides to create a magical environment. Keen and very able gardeners, the present owners have enjoyed creating a garden which subtly blends formal landscaping with areas of rewilding, creating the perfect habitat for the flourishing local wildlife.

The cottage is approached via a shingled driveway which runs around one side and leads to a detached garage. Set behind a five-bar gate, the lawned front garden is flanked by mature shrub beds and hedgerows. The expansive south-east facing rear garden enjoys a high degree of privacy and creates an enchanting backdrop for the cottage. Meandering pathways gently pass through shaped lawns, and a selection of mature trees, shrubs and hedgerows provide an abundance of colour and privacy.

“Sitting under the oak tree or by the wildlife pond we can relax with the sounds of nature.”

There is a fully insulated leisure cabin which was installed in autumn 2022 and is double glazed, measuring 4m x 3m. There is also a summerhouse, a potting shed and a small nature pond.

Nestled in the unique setting of Alby Hill, The Cottage offers the perfect countryside lifestyle with an abundance of privacy and direct access to glorious open countryside. The area enjoys a thriving village community and the nearby village of Aldborough features an excellent primary school and traditional village inn.





ALL THE REASONS

# Alby Hill

IS THE PLACE TO CALL HOME



A rural setting that features a scattering of individual homes. Alby Hill sits on the edge of the picturesque north

Norfolk village of Aldborough. The village features a small store/post office, traditional village pub and a highly renowned primary school. A thriving, local community centres around the village and the green is commonly host to a cricket match.

The heritage coastline lies just 7 miles to the North, where you'll find the scenic coastal town of Cromer with a good selection of shops and restaurants.

Boasting impressive views of the medieval church, which has the highest tower in Norfolk, there is also the spectacular Victorian pier, at the end of which is a restaurant and a 500 seat pavilion theatre. Cromer is renowned for its award-winning sandy beaches, Banksy's Great British Spraycation artwork, and its famous Cromer Crabs. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).



Note from the Vendor



The Cottage is surrounded by trees which attract many species of birds.

“The garden is alive with birds, there are deer and hedgehogs, and we love to hear the owls at night...”

THE VENDOR



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

E. Ref:- 4037-5624-3200-0534-5206

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: ///severe.going.addicted

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# SOWERBYS



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