



THE STORY OF

# 8 The Maltings

*Aylsham, Norfolk*

**SOWERBYS**

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# 8 The Maltings

Millgate, Aylsham,  
NR11 6GX

Exquisite Three Bedroom Cottage

Beautifully Maintained and Presented

Renovated and Finished to an Exemplary Standard

Opulent Open-Plan Living Area

Wonderful Fitted Kitchen and Luxurious Bathroom

Oak Floors, Upgraded Heating and New Windows

Pretty, Landscaped Gardens

Allocated Parking

Conservation Area Close to Market Place

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“...a fascinating and perfect fusion of old and new.”

Steeped in local history, and forming part of a unique and exclusive development created within a Grade II listed Maltings building dating back to 1771, this charming cottage offers a luxurious and refined lifestyle, nestled close to the historic Market Place in Aylsham.

‘8 The Maltings’ is a fascinating and perfect fusion of old and new. Set within the historic surroundings of a Grade II listed Maltings, this stylish home provides a modern and elegant space to embrace town life, whilst enjoying the peace and tranquillity of a conservation area.

A much loved and cherished holiday home for a well-travelled international family, this unique residence has been enhanced and upgraded throughout to an exquisite and rarely seen standard. A carefully created turn-key home, which they enjoy whilst visiting their beloved roots of Norfolk.

Set over two floors and extending to just over 1,250 sq. ft. the immaculate accommodation is well-proportioned, bright, and stylishly presented.



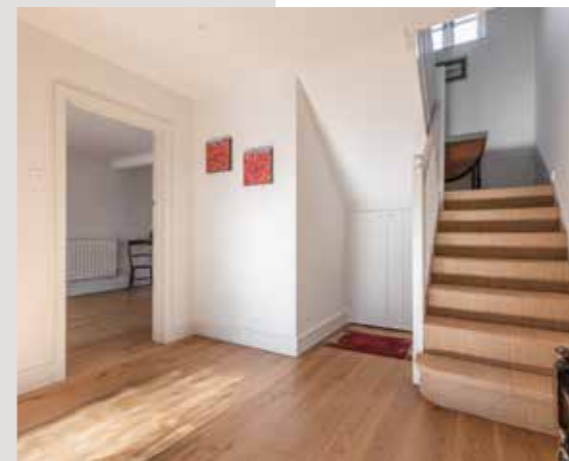
A spacious front hall creates an opulent reception with solid oak floors, elegant turning staircase, and a guest WC. The main living area has been completely re-invented, thanks to a wonderful open-plan layout. This highly sociable space is perfect for entertaining and cleverly incorporates a kitchen area, lounge and dining space, all of which flow seamlessly onto the gardens.



“Dine with guests in the open-plan living area, with the french doors open to the garden.”

This lavish space exudes style and quality, while hints of character like exposed beams, solid oak floors, and a decorative fireplace evoke timeless charm.

The kitchen features a comprehensive range of ‘Shaker’ style cabinetry capped with solid oak worktops, a butcher sink, and a full suite of integrated appliances. The central dining area caters perfectly for sociable gatherings, whilst the lounge centres around a decorative fireplace with a pamment tiled hearth, and double french doors flow onto the west-facing garden.





The first floor features three, generously proportioned bedrooms, which can comfortably cater for six guests, and the principal bedroom features fitted wardrobes.

A sumptuous and decadent shower room serves the bedrooms and features a modern suite dressed in luxurious 'Carrara' marble walls and floors.

The meticulous attention to detail continues outside of the cottage, with a delightful front garden enjoying a sunny south-easterly aspect. A small, paved terrace and lawn is flanked by privacy hedging and colourful soft landscaping.

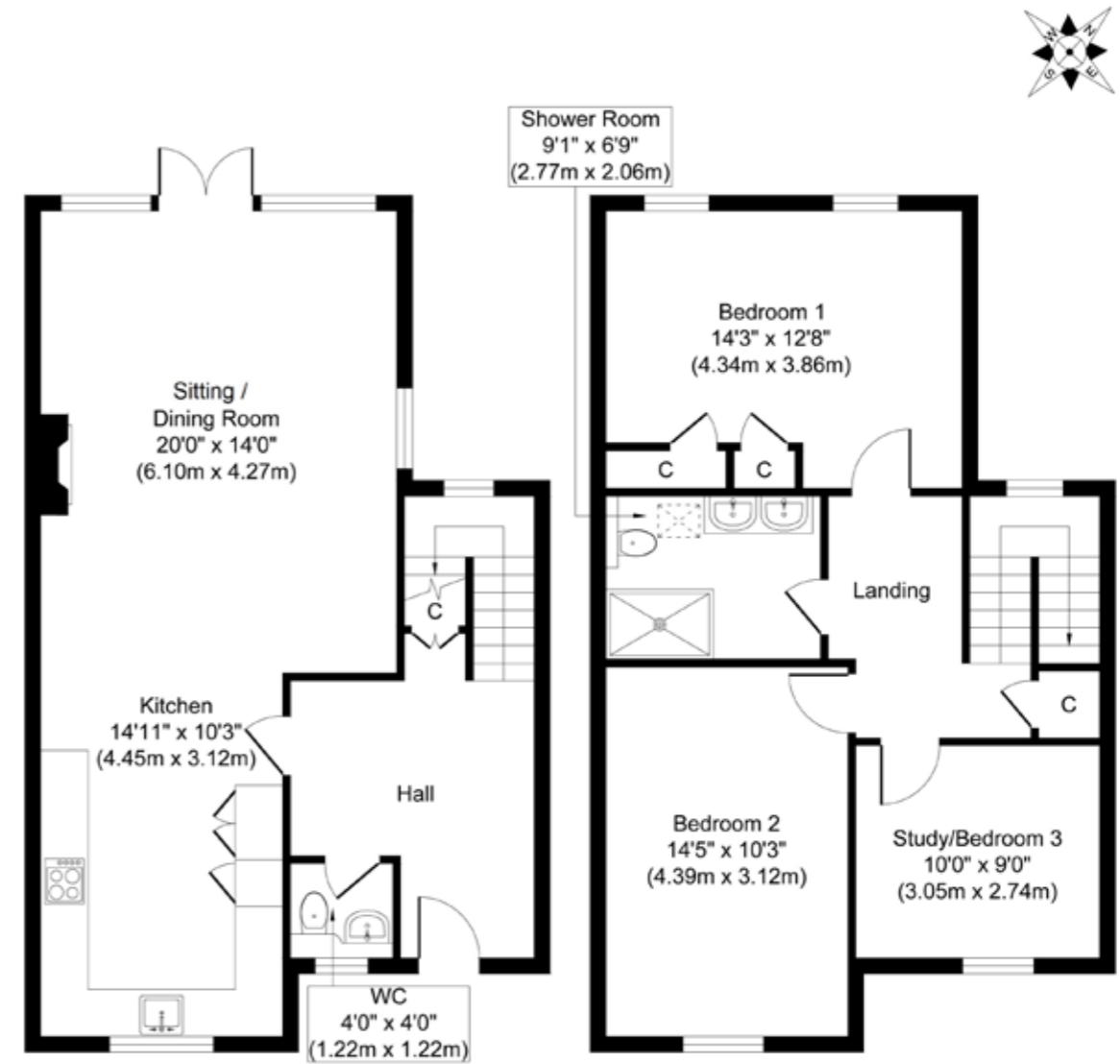
Set in front of the pretty terrace row is a communal area with allocated parking.



The rear garden enjoys a westerly aspect, perfect for entertaining during the late summer evenings. Extensive brick weave terracing creates a low maintenance space, whilst established borders, raised beds and a selection of trees provide an aesthetically pleasing environment. To the rear boundary is a garden shed and a pedestrian gate.



Accessed via a private road and overlooking a most attractive small wooded communal area with circular path and seating, '8 The Maltings' is nestled in arguably the most desirable and historic area of Aylsham. This enchanting, conservation area is perched on the banks of the river Bure and consists of a wonderful blend of period homes.



**Ground Floor**  
Approximate Floor Area  
626 sq. ft  
(58.15 sq. m)

**First Floor**  
Approximate Floor Area  
626 sq. ft  
(58.15 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.

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



8 The Maltings is situated close to the River Bure.

“This beautiful cottage makes for a luxurious and low maintenance holiday home, or full time residence.”

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### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 2600-3010-0222-2297-3473

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: ///matter.upset.irrigate

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