



THE STORY OF

# Wildwood

*Aylmerton, Norfolk*

SOWERBYS

S

THE STORY OF

# Wildwood

Beechwood Avenue, Aylmerton,  
NR11 8QQ

Incredible and Unique Location

Short Drive to Either Sheringham or Cromer

Private Woodlands of 1.7 Acres (STMS)

1930s Art Deco Home

Three Bedrooms

Plenty of Parking

**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



“...there is an incredibly vibrant array of flora which expands throughout the rear garden and woodlands.”

**B**eechwood Avenue is set beautifully off from the leafy Sandy Lane, which is a secluded road that runs between Aylmerton and West Runton. Being closer to the Aylmerton side, you will find yourself almost equidistant between the increasingly popular towns of Sheringham and Cromer, either location being around a 10 minute drive, which leaves us in a very peaceful spot, giving quick access to the vibrant seaside towns.

Wildwood is a stunning 1930s Art Deco home, which sits in grounds of around 1.7 acres (STMS). Set back from a gravel

driveway, which offers plenty of parking, this three bedroom detached home offers a great amount of reception space and a versatile layout.

Although the property is presented in excellent order, there is also great opportunity for a new owner to make it their own, perhaps in the form of a garage conversion (STPP), expanding the en-suite WC to allow a shower or bath, or to even open out the kitchen to incorporate the snug, creating a further bright and sociable space.





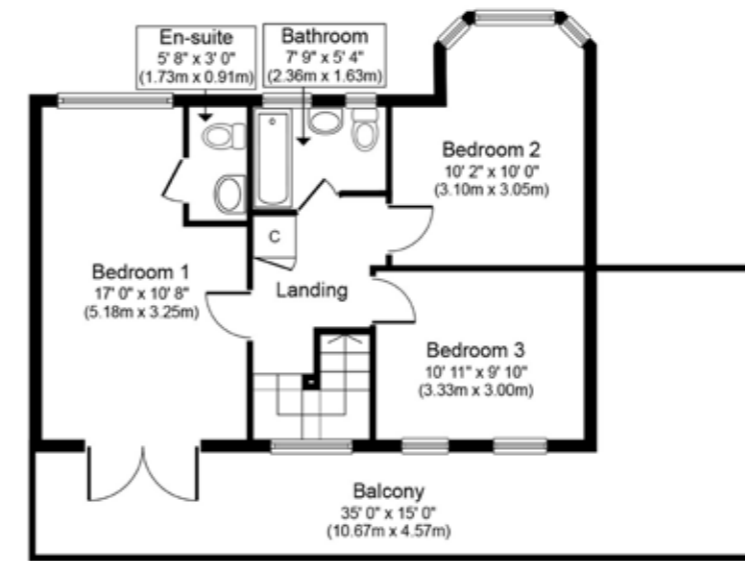
The balcony is a real treat for anyone wishing to enjoy an alfresco morning coffee, whilst listening to the soundtrack of the woodlands and wildlife that surround you. It is equally a great vantage point to spot your new neighbours, who come in the form of deer, hedgehogs and owls, with the occasional sighting of badgers. Aside from the sightings of rare and unique British fauna, there is an incredibly vibrant array of flora which expands throughout the rear garden and woodlands.

The official gardens total around 0.25 acres (STMS), resulting in the woodlands being around 1.7 acres (STMS). On the way from the garden to the woods, you will find a handful of large sheds to keep your gardening tools stored and organised, as well as a summerhouse, which would make a fantastic studio. Equally, it's a delightful place to sit, opening out to the clearing where gathering around a fire pit would make fond memories for any family.

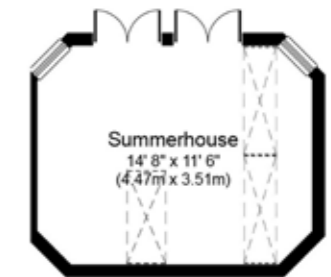
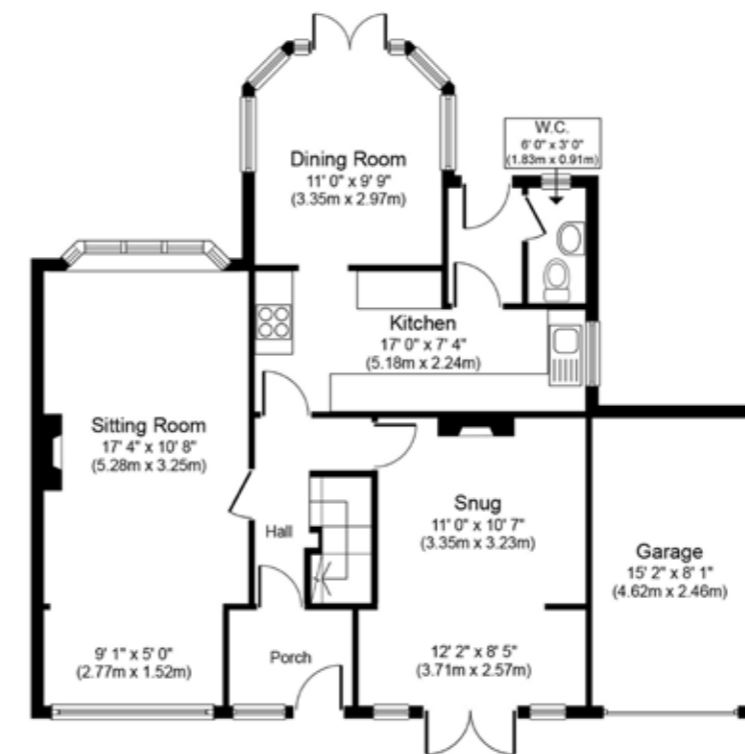
Wildwood is an incredible, and certainly unique, opportunity to enjoy a much-loved home with great potential for personal touches to be added and really make this property your dream home. Viewings are certainly essential as it really is only from a visit that you can really capture Wildwood's magic.



“...whilst listening to the soundtrack of the woodlands and wildlife that surround you.”



**First Floor**  
**Approximate Floor Area**  
**519 sq. ft.**  
**(48.2 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,035 sq. ft.**  
**(96.1 sq. m.)**

**Outbuilding**  
**Approximate Floor Area**  
**157 sq. ft.**  
**(14.6 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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS



# Aylmerton

IN NORFOLK  
IS THE PLACE TO CALL HOME



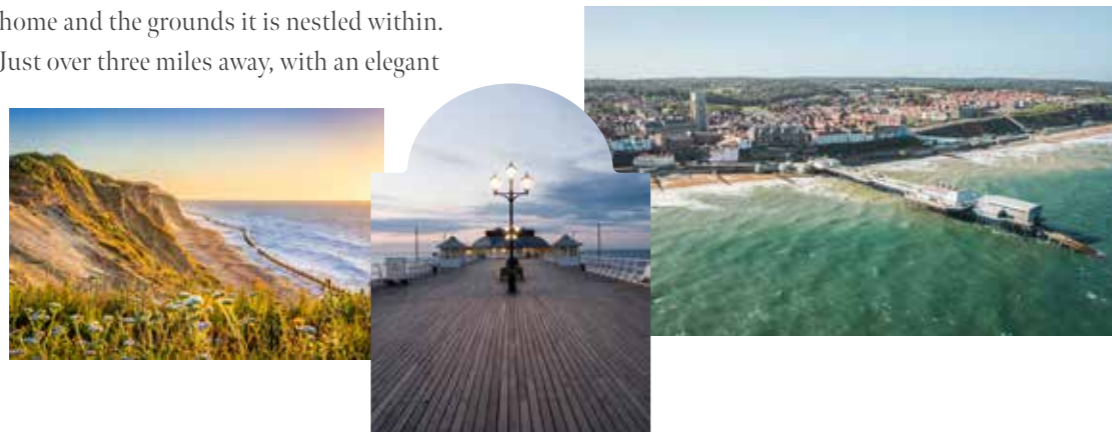
In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as ‘an area of outstanding natural beauty’. The coastline has wonderful sandy beaches with the seals at Blakeney 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



Sheringham Beach

“..you will find yourself almost equidistant between the increasingly popular towns of Sheringham and Cromer..”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Private drainage. Heating via oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2668-1941-7269-2384-3954

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: ///overcomes.boldest.forgiving

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL