



S

THE STORY OF

# Chantry Cottage

*Aylmerton, Norfolk*

SOWERBYS



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# Chantry Cottage

Church Road, Aylmerton  
Norfolk, NR11 9PZ



Wonderfully Located Toward the Felbrigg Estate

10 Minute Drive to both Sheringham and Cromer

Beautifully Located and Presented Cottage  
with a Brick and Flint Façade

Immaculate Garden with Summer House

Ample Parking for Around Three Cars



Aylmerton is a charming village that hosts beautiful period properties, with a strong community and a deep history. Perfectly located between Sheringham and Cromer, around a 10-minute drive away. Additionally, Aylmerton sits on the cusp of the Felbrigg Estate, but the village itself is well-amenitised as it has its own village shop, pub, and petrol station.

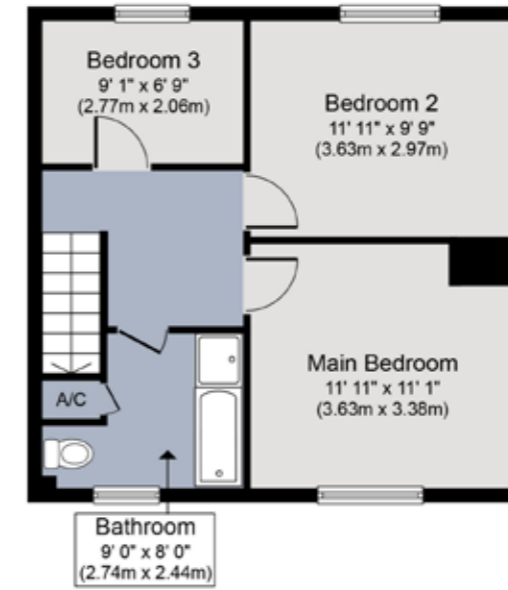
As you break away from the A148, you travel down the picturesque and tranquil lane of Church Road, which winds through neighboring fields until you come to the village. Here you will find Chantry Cottage, set well back and secreted away from the quiet lane. With a brick-and-flint façade, this modern property is wonderfully balanced with a nod to the local character of period properties but comes with the relief of modern amenities. The current owners have cleverly and sympathetically dressed Chantry Cottage to create an utterly beautiful blend of a characterful soul within modern walls, a design

rarely seen and even rarer to achieve.

The cottage is well-balanced internally, as the three great bedrooms and bathroom upstairs share the serene outlook across the garden, along with the large living room and superbly presented cottage-style kitchen. With stable doors from the kitchen, and double doors from the living room, the property orients perfectly with its immaculate garden and intertwines the indoors with the out, which creates a fantastic dynamic for hosting or to enjoy the soundtrack of nature during downtime.

In addition to the space for ample parking on the gravel drive to the front, the rear garden enjoys a great selling point, which is the summerhouse. This summerhouse offers a brilliant space for anyone working from home, wishing for a studio, or possibly even a garden bar, any of which can be enjoyed all year round thanks to the electric heating in place.

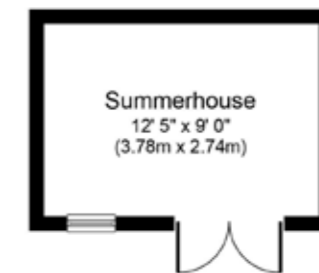
**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



**First Floor**  
Approximate Floor Area  
451 sq.ft.  
(41.9 sq.m.)



**Ground Floor**  
Approximate Floor Area  
451 sq.ft.  
(41.9 sq.m.)



**Outbuilding**  
Approximate Floor Area  
108 sq.ft.  
(10.0 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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ALL THE REASONS



# Aylmerton

IN NORFOLK  
IS THE PLACE TO CALL HOME



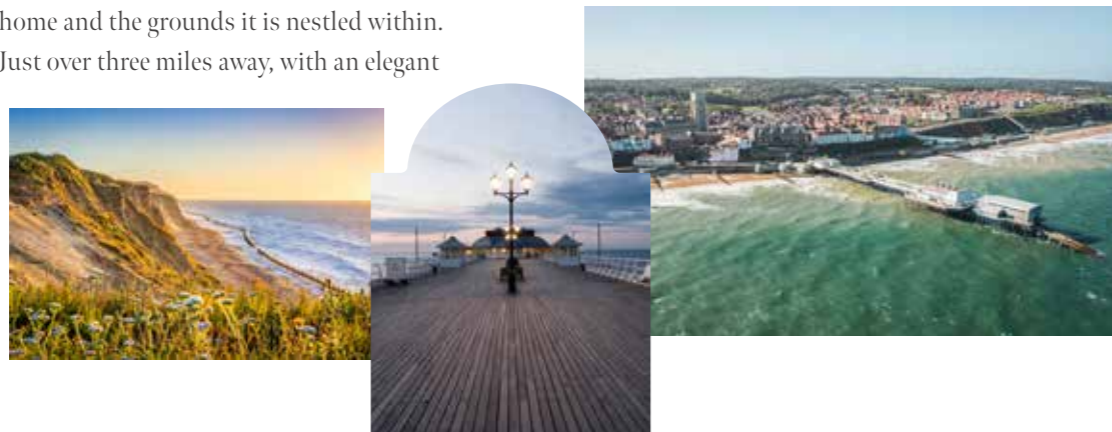
In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as ‘an area of outstanding natural beauty’. The coastline has wonderful sandy beaches with the seals at Blakeney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



“Our home is peaceful and comfortable . We have always wanted to live by the sea and here we have that and so much more.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8537-7621-7300-0261-0226

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: ///winner.quoted.tricycle

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# SOWERBYS



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