



THE STORY OF

# Beechwood House

*Aylmerton, Norfolk*

SOWERBYS





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# Beechwood House

Beechwood Avenue, Aylmerton,

Beautiful Setting

Immaculately Presented

Four Bedrooms and Two Bathrooms

Large Double Garage

Off Road Parking

Close to Local Amenities

Walking Distance to Coast and Transport Links

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“The area is know as Roman Camp and has an interesting history. Along with Felbrigg Hall which is just at the bottom of our lane.”

In between Aylmerton and West Runton runs the mile-and-a-half long, peaceful, leafy road of Sandy Lane; an inconspicuous road easy to miss without good local knowledge. Beechwood Avenue branches off from Sandy Lane and gives way to the beautiful National Trust Heathlands of West Runton and Beeston Regis for some charming walks. Not only is there a shop, pub, and petrol station all within easy walking distance toward Aylmerton, but heading in the opposite direction to the coast of West Runton, you will find the Bittern Line which gives access to rail destinations from Sheringham to Norwich.

Aside from the essential amenities in the

immediate area, being located equidistant between Sheringham and Cromer results in a 10-minute drive to visit either vibrant seaside towns for their bustling high streets, to get in your weekly shop, or to just simply enjoy a pleasant day out along the coast.

Beechwood House is an incredibly warm, practical, and well-laid-out family home that harmonically balances upstairs and down, inside and out. The Sitting Room on the ground floor is a terrific size and works in tandem wonderfully with the garden room, encouraging a bilateral route to chase the sun or avoid the elements, from the sitting room to the garden room to the secluded rear garden.







The way the Kitchen communicates with the Dining Room really encourages you out through the double doors to the rear garden, making this added dynamic the missing piece to the other reception rooms during those warmer months and/or times of hosting. To cover all the bases of modern requirements, the study downstairs is a fantastic home office but equally would lend itself well as a playroom or a downstairs bedroom to accommodate any extra guests.

“We would say this is a contemporary family home.”







The upstairs also caters brilliantly for day-to-day living as not only is each of the four double bedrooms a great size, but they also all come with generous built-in wardrobes. The principal bedroom enjoys the benefit of an en-suite, leaving the three bedrooms the centrally located family bathroom. As the landing is so bright and open with already two velux windows in place by the second bedroom, there is the chance to utilize this space for an added en-suite if needed, but it works just as well as it stands today with the floods of natural light and space that come through this spot.



“Whilst living here nothing has changed, we have adored living in this home.”



Beechwood House enjoys a wrap-around garden of a generous size, just under 0.2 acres, and because of sitting slightly more forward within the plot, the larger sided secluded rear garden presents the most stunning setting thanks to the large oak tree that sits at the bottom of the garden, really bringing home the leafy woodland theme of Sandy Lane. Behind the gated entrance is enough parking for two to three cars, and the double garage also offers space for two further cars, and the opportunity for conversion if needed.

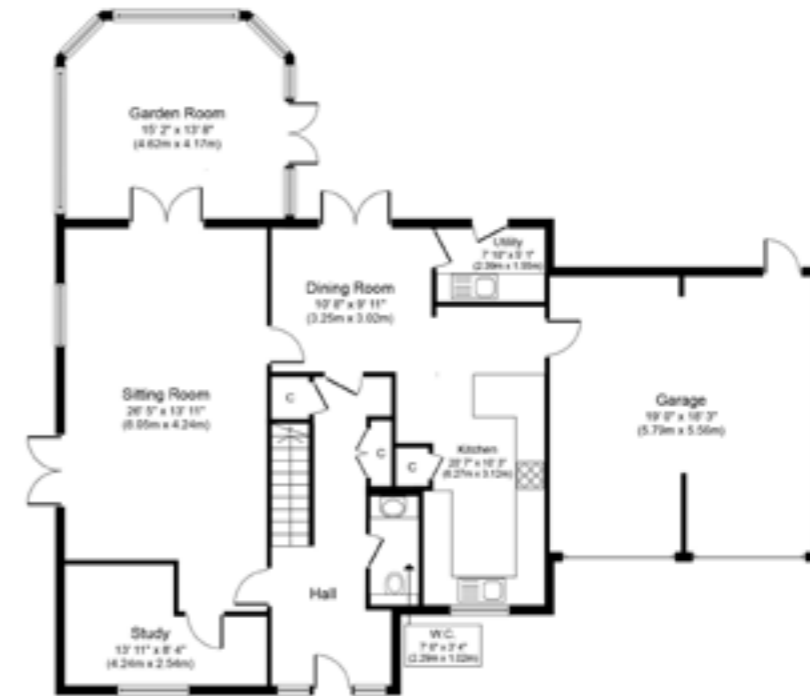
This truly is a magnificent haven that could cater for any family dynamic, present opportunities to increase the value but most importantly, holds a jaw-dropping location that is incredibly hard to come by.







**First Floor**  
Approximate Floor Area  
936 sq. ft.  
(86.7 sq. m.)



**Ground Floor**  
Approximate Floor Area  
1,547 sq. ft.  
(143.7 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



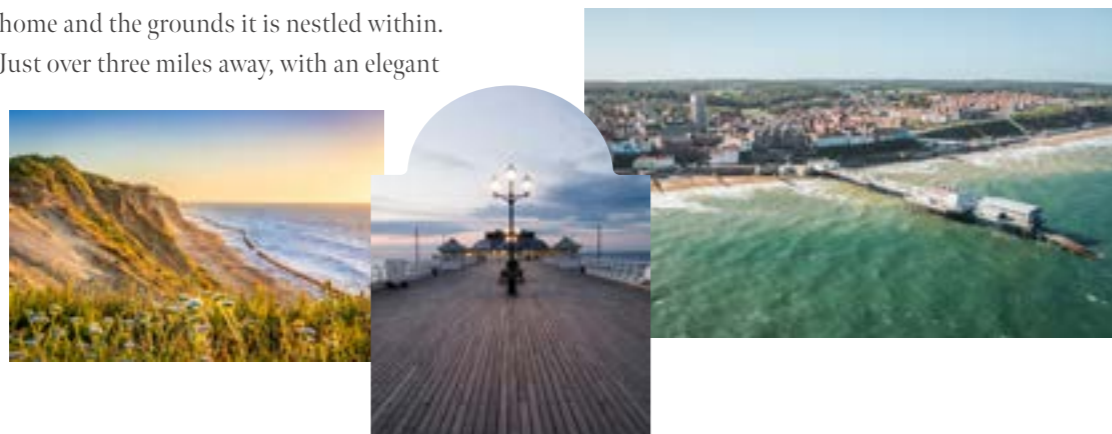
In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as ‘an area of outstanding natural beauty’. The coastline has wonderful sandy beaches with the seals at Blakeney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



“We love both the garden room and rear garden on sunny days, and watching the changing seasons throughout the year.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via air-source heat pump. Drainage via septic tank.

COUNCIL TAX  
Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0001-2885-5080-2402-6331

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.

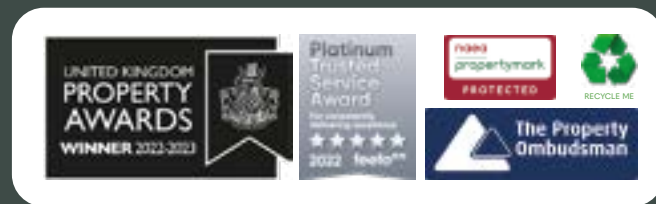
TENURE  
Freehold.

LOCATION  
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# SOWERBYS



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