



THE STORY OF

Nidlings

Aldborough, Norfolk

SOWERBYS



THE STORY OF

Nidlings

Aldborough, Norfolk
NR11 7NT

A Most Exceptionally Rare
and Exclusive Property

Dream-Like Setting Amongst Fields

Beautifully and Immaculately
Maintained Gardens

A Warm Family Home That Offers Versatility

Potential to Convert Outbuilding (STPP)

Three Great Bedrooms, Two of
Which are on the Ground Floor

Two Bathrooms

Ample Parking

Very Large Double Carport with
Attached Store and EV Charger

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Nidlings is a beautifully unique and awe-inspiring family home, coming to the market for the first time since 1985. This exceptional property has been meticulously and lovingly maintained, updated, and improved over the years. One of its most notable features is the barn-style extension, creating an impressive reception room that basks in daylight and offers a striking backdrop of the idyllic garden. With its blend of charm and practicality, Nidlings is designed to meet the needs of a modern family.

Inside, Nidlings offers three bedrooms, two of which are conveniently located on the ground floor, and two bathrooms, providing versatility and ease of living. The large reception rooms add to the home's practical layout, making it ideal for both relaxation and entertaining. Every corner of this home reflects thoughtful updates and improvements, ensuring comfort and style for its residents.

The property features a substantial outbuilding, offering excellent storage space, housing for important vehicles, or a workspace. This versatile area also has the potential to be converted into an annexe (STPP). Additionally, the gardens are a true highlight, spanning over 0.9 acres (STMS) of immaculate, manicured lawns that create a breathtaking setting. Abutting fields and offering far-reaching views, Nidlings enjoys a picturesque backdrop, including the charming St. Mary's Church.

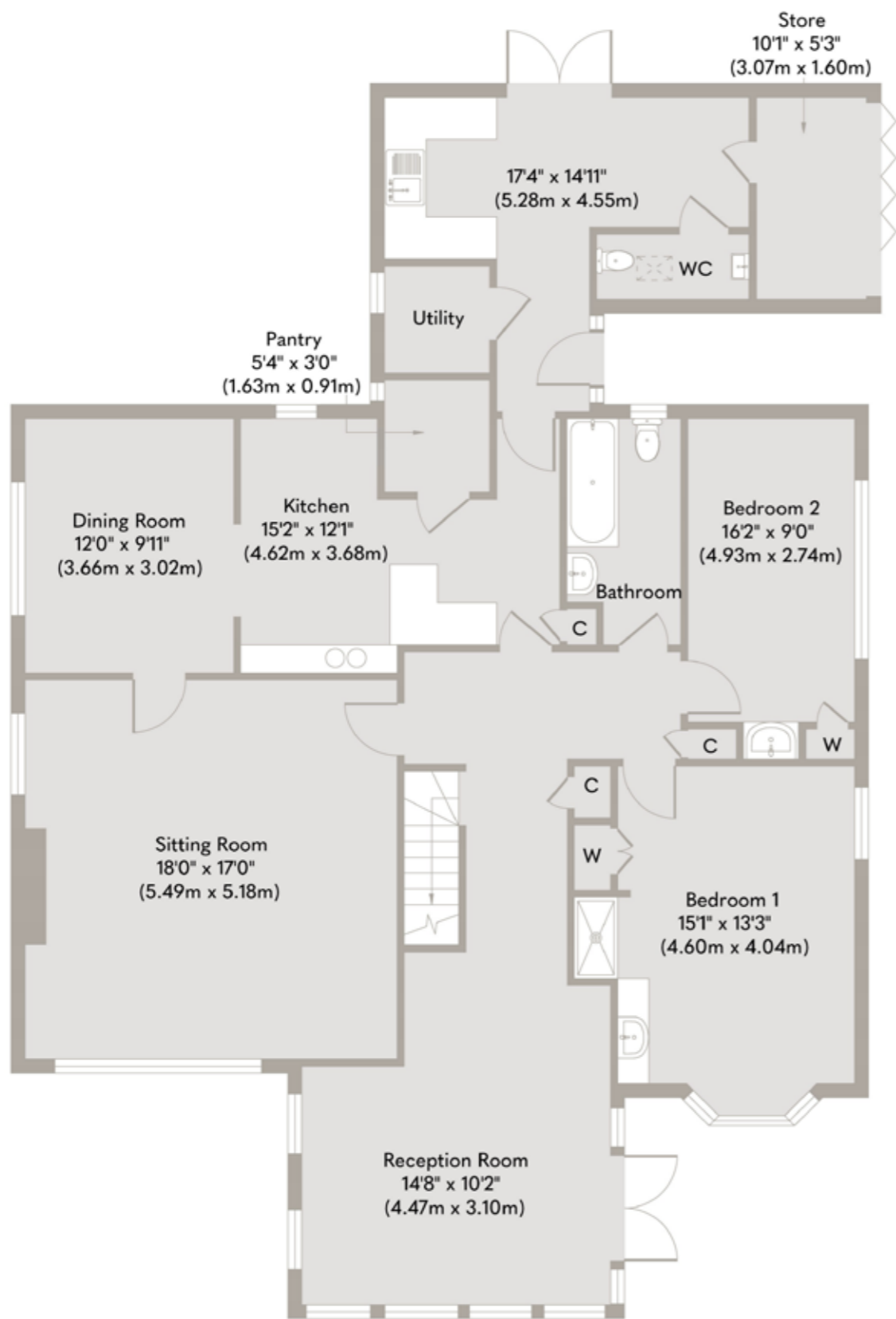
For those needing ample parking and storage, Nidlings provides extensive space. In conjunction with the large outbuilding, there are two carports, one of which is 1.5-width and has an EV charger, and the convenience of a store-all under the same roof. This combination of practical features and stunning surroundings makes Nidlings an extraordinary and desirable family home that sets an incredibly high bar for Norfolk properties, and will surely leave a lasting impression.





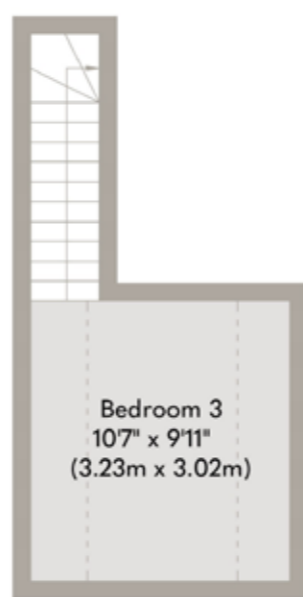




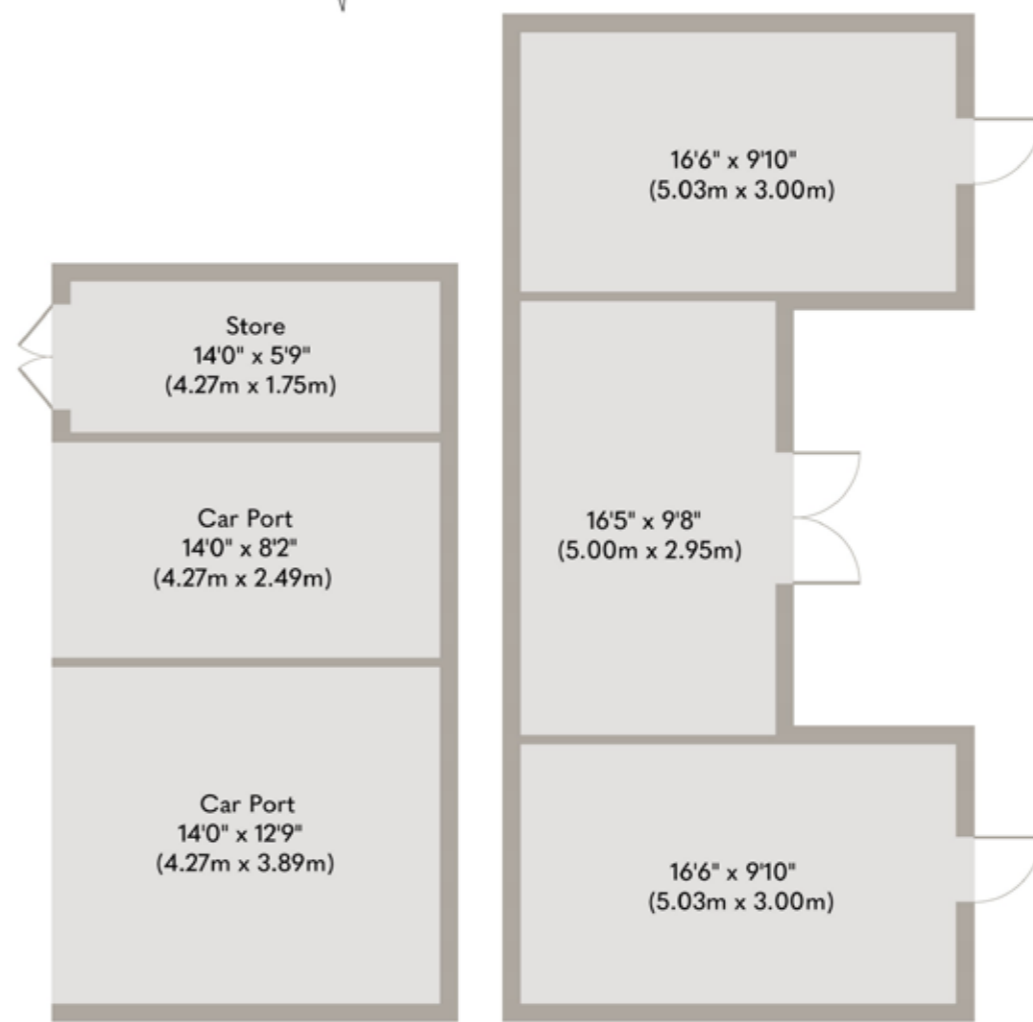


Ground Floor

Ground Floor Approximate Floor Area 1666 sq.ft (154.73 sq.m)
 First Floor Approximate Floor Area 130 sq.ft (12.05 sq.m)
 Outbuilding Approximate Floor Area 886 sq.ft (82.35 sq.m)
 Approx. Gross Internal Floor Area 2682 sq.ft (249.13 sq.m)



First Floor



Outbuilding

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 2023 | www.houseviz.com

Aldborough

COUNTRYSIDE CHARM, VIBRANT COMMUNITY AND COASTAL BEAUTY

Aldborough is a charming village located in the north Norfolk countryside. Surrounded by rolling hills and fields, the village is a peaceful and picturesque retreat from the hustle and bustle of city life.

The small, yet thriving, agricultural village, has a vast village green at its heart, which is home to the annual village fayre. Nestled on the edge of the green is 'Cricketers', a quintessential Norfolk pub, which offers great food, regular live music events and even your four legged friends are invited.

There are variety of further amenities such as a shop, GP Surgery and dispensary, post office, and primary school. The local community centre hosts an array of clubs, from zumba and yoga, to amateur dramatics, art and film. There's even a green club for those interested in improving the village's environment for not just people, but the local wildlife too.

Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. 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 is so popular, and it's just 8 miles away.

Overall, Aldborough is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Note from Sowerbys



“The combination of practical features and stunning surroundings makes Nidlings an extraordinary and desirable family home.”



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating. Drainage via septic tank. EV charger.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 6134-8628-8400-0386-0206

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: ///buzzing.adhesive.property

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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

