



Silver Firs, Aylmerton

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Independent Estate Agents

Pointens





**Silver Firs, Sandy Lane,  
Aylmerton, Norfolk NR11 8QE**

Holt 7 miles, North Norfolk Coast 2 miles

Norwich 24 miles

A highly individual Art Deco house situated in private part wooded grounds of around one acre. Silver Firs has easy access to the local extensive walks and byways and just 1 mile away is North Norfolk's famous Heritage coastline.

**GUIDE PRICE £650,000**



## THE PROPERTY

A very rare opportunity to acquire a highly individual art deco property situated in wonderful wooded grounds of around one acre (subject to survey). Silver Firs has had its flat roof replaced but it does still require some further updating. The accommodation briefly comprises an entrance hall, a sitting room, living room, study, dining room, garden room, kitchen, conservatory and a utility room. On the first floor, a landing leads to a master bedroom with a balcony, three further bedrooms, a shower room and a separate W.C., The property benefits from many Art Deco features and gas fired central heating and replacement UPVC sealed unit double glazed windows and doors throughout. Outside, there is an in/our driveway, the wonderful part wooded grounds surround the property on all four sides and include a splendid water feature, garages and a carport. The grounds extend to around 1 acre (sts). This property is being sold with no onward chain.

## LOCATION

Aylmerton is a small, attractive North Norfolk village surrounded by gentle rolling countryside to include ancient National Trust woodland. The village has a popular public house, The Roman Camp Inn, and there is also a petrol station with a well stocked shop. Indeed, the whole area lies within a designated area of Outstanding Natural Beauty and there are many beautiful walks and trails through the surrounding woodland. Around one mile away is the coastal village of West Runton which has an excellent range of amenities including The Links Hotel and Golf Club, a selection of good pubs and a number of places to eat and socialize together with a popular sandy beach. Cromer is 2 miles distant and Sheringham is 4 miles away. The Georgian town of Holt is around eight miles away. Local schools include Greshams Public Schools, Beeston Hall and several state schools. West Runton has a regular rail service to Sheringham, Cromer and Norwich which connects with the line to London (Liverpool Street).

## DIRECTIONS

Leaving Holt on the A148 to Cromer, proceed through Bodham and after around three miles turn left into Sandy Lane just before the Roman Camp Inn. Silver Firs will then be found on the left hand side after around 100 yards. The property will be identified by a Pointens for sale board.

## ACCOMMODATION

The accommodation comprises:  
UPVC entrance porch with front door, leading to -

### **Entrance Hall**

Staircase to first floor. Radiator.

### **Sitting Room (18'1 x 11'4, double aspect)**

Open Art Deco style fireplace, radiator. Television point.

### **Living Room (14'10 x 12'2, double aspect)**

Art Deco style fireplace. Double doors leading to the garden. Radiator.

### **Study (14'10 x 10', double aspect)**

Range of fitted base units with work surfaces over. Inset single drainer sink with mixer tap. Radiator. Door to outside.

### **L-shaped Kitchen (15'9 x 13')**

Range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Electric cooker point. Tiled splashbacks. Range of matching wall units. Tiled floor. Radiator.

### **Dining Room (13'5 x 10'3, double aspect)**

Fitted cupboards and drawers. Radiator. Door to -

### **Garden Room (17'6 x 13'8)**

Double doors leading to the garden.

### **Rear Hall**

### **Conservatory (21' x 5'5)**

Door to outside.

### **Utility Room (12' x 6' double aspect)**

Range of fitted base units with work surfaces over. Inst single drainer sink with mixer tap. Plumbing for automatic washing machine. Extensive range of fitted cupboards. Tiled floor. Gas hob.

### **Cloakroom**

W.C., radiator. Understair cupboard. Electric shaver point.

## First Floor

### Landing

Airing cupboard.

### Bedroom One (14' x 12'2, double aspect)

Fitted cupboard. Washbasin. Double doors leading to the balcony overlooking the gardens. Radiator.

### Bedroom Two (13'8 x 13', double aspect)

Radiator. Pedestal washbasin. Fitted cupboard.

### Bedroom Three (10'6 x 9'8, double aspect)

Vanity unit with basin over. Radiator. Two fitted cupboards.

### Bedroom Four (9'7 x 7'5)

Radiator.

### W.C.

W.C.

### Shower Room

Tiled shower cubicle. Pedestal washbasin. W.C., Radiator, bidet. Fitted cupboard. Tiled walls.

### Curtilage

The property is approached via in/out driveways, both of which have wrought iron gates. The grounds surround the property on all four sides and are mostly laid to lawn with various inset flower and shrub beds and many mature trees. There is also a pond feature, a concrete garage (21'7 x 16'6) with double doors, electric power and light and personal door plus a carport (26' x 12') and a second concrete garage (18' x 10'6) with up and over door. There are also various gardens sheds and a greenhouse plus a patio area, a brick and tile potting shed (9'8 x 7') with a base unit, tiled floor, electric power and light and a cloakroom with W.C., and washbasin. The grounds to the property extend to around one acre (subject to survey).

**Agents Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

## GENERAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water and electricity. Drainage is via a septic tank.

**Council Tax Band:** F (£2679.44–2024/25)

**Energy Performance Certificate:** To be confirmed.

**Local Authority:** North Norfolk District Council. Tel: 01263 513811.

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**Reference:** H313240

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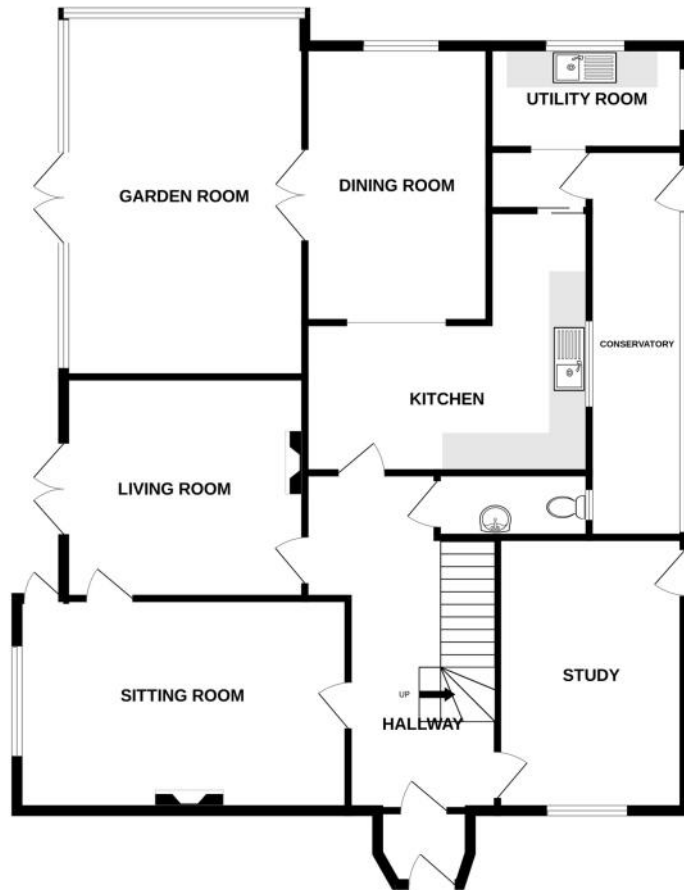
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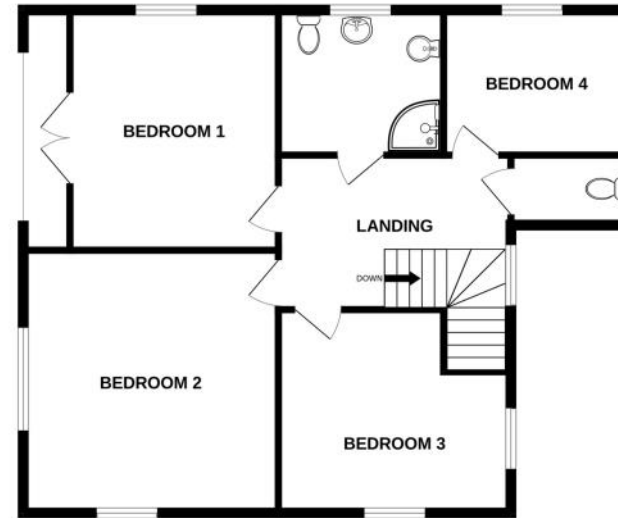
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GROUND FLOOR  
1469 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



SILVER FIRS, SANDY LANE, AYLMEYTON NR11 8QE

TOTAL FLOOR AREA : 2269 sq.ft. (210.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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