



THE STORY OF

# Meadow Cottage

*Aylmerton, Norfolk*

**SOWERBYS**





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# Meadow Cottage

Holt Road, Aylmerton  
Norfolk, NR11 8QA

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Beautiful Field Views and a Prime Location  
between Sheringham and Cromer

Self-Contained One-Bedroom Annexe  
with En-Suite and Kitchen

Three Bedroom, Two Bathroom Main Cottage  
with a Ground Floor En-Suite Bedroom

Landscaped Garden with Low-Maintenance  
Areas and Space for Active Families

Outbuildings, Including a Bar/Snug, Garden  
Room with W/C, Ideal for Home Office or Gym

Driveway with Parking for up to Four Cars

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Nestled in the heart of the Norfolk countryside, Meadow Cottage is a charming and versatile three-bedroom, two-bathroom semi-detached cottage. Perfectly positioned equidistant to Sheringham and Cromer, this idyllic home offers convenient access to two vibrant coastal towns, each brimming with independent shops, cafes, restaurants, and essential transport links to the coastline and Norwich. Its exceptional location is complemented by breathtaking field views, providing a serene and picturesque backdrop for this unique property.

Steeped in character and thoughtfully designed, the main cottage boasts three well-proportioned bedrooms, including a ground floor en-suite bedroom ideal for accessibility or visiting guests. The spacious living areas are perfect for both relaxation and entertaining, offering a sense of warmth and practicality throughout. The beautifully landscaped garden enhances the property's appeal, offering low-maintenance areas alongside generous space for keen gardeners or active families. Additional outbuildings include a charming Bar/Snug and adjoining Garden Room with a W/C, presenting versatile opportunities for a home office, gym, or hobbies room.

Adding even more flexibility, the self-contained one-bedroom annexe is a true highlight. Fully equipped with an en-suite and kitchen, it's perfectly suited for multigenerational living or as an income-generating rental opportunity. The property also benefits from ample off-road parking, with a driveway accommodating up to four cars. Whether you're looking for a family home with practical modern features or a countryside retreat with excellent connections, Meadow Cottage seamlessly blends charm, functionality, and an enviable location.





I love the kitchen, and the beautiful view to the garden. The kitchen door goes right out to hacienda and then garden.







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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# Aylmerton

PEACEFUL VILLAGE WITH CLOSE PROXIMITY TO LARGER TOWNS

Located within the scenic landscape of North Norfolk, Aylmerton is a charming village that embodies the tranquility and natural beauty of the English countryside. Located just a few miles south of the bustling seaside town of Cromer, Aylmerton offers a perfect blend of serene rural living with convenient access to coastal amenities.

Characterised by its quiet, close-knit community and picturesque surroundings. With historic cottages, lush greenery, and winding country lanes, the village provides an idyllic setting for those looking to escape the pace of urban life. The heart of the village holds a timeless charm, with its traditional stone buildings and the beautiful 15th-century church of St. John the Baptist standing as a notable landmark.

Aylmerton boasts a warm and welcoming community spirit, with local events and activities that bring residents together. From seasonal fêtes and farmers' markets to community-led initiatives, there are plenty of opportunities for social interaction and engagement. The village hall and local clubs provide a base for various activities, fostering a sense of camaraderie among neighbors.

While Aylmerton maintains a peaceful village ambiance, it benefits from its proximity to larger towns like Cromer and Sheringham, where residents can access a wider range of shops, restaurants, and essential services. Cromer, known for its Victorian pier and traditional fish and chips, is only a 10-minute drive away and offers excellent local amenities, including schools, healthcare, and cultural events.



## Note from the Vendor



Holt Market Place

We love Holt, it has a great vibe, good shops and plenty of places to eat and drink.



### SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Gas-fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref: 8201-8584-7729-6127-3163

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: ///purified.washed.modules

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# SOWERBYS

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