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The Coach House
Mill Row
Aylsham



A LOVELY PERIOD HOME IN 'HIDDEN' SETTING WITH BEAUTIFUL WALLED GARDEN RUNNING DOWN TO THE RIVER BURE

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The Coach House, Mill Row, Aylsham, NR11 6HZ

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ENTRANCE HALL

With door in from the front aspect. Doors to the bedroom two/sitting room and reception hall.

RECEPTION HALL

Pamment tiled floor, stairs, with storage under, lead to the first floor bedrooms, and a door opens to the kitchen/dining room.

BATHROOM

With bath having shower attachment, wc with concealed cistern and vanity hand wash basin with storage under.

KITCHEN/DINING ROOM

A fantastic room with large windows to the front aspect overlooking the garden, and high ceiling featuring exposed beams. The kitchen area is fitted with an excellent range of base storage units, incorporating space and plumbing for a dishwasher, with wooden worksurfaces and inset sink unit. Matching wall storage and display cabinets. Esse range with hood over. A large island with further storage, work surface and hob divides the kitchen from dining/living area. Towards the rear of this room is a walk in pantry and recessed office space, with galleried mezzanine over. Attractive tiled flooring throughout.

BEDROOM TWO

A versatile room ideal as a ground floor bedroom, but could also make a lovely sitting room with windows to the front aspect, and walk in storage.





EN-SUITE
Having shower in cubicle, wc and hand wash basin.



LOBBY LANDING
With stairs up from the reception hall.

SHOWER ROOM
A spacious shower room, with shower in corner cubicle, wc and vanity hand wash basin with storage under.



PRINCIPAL BEDROOM

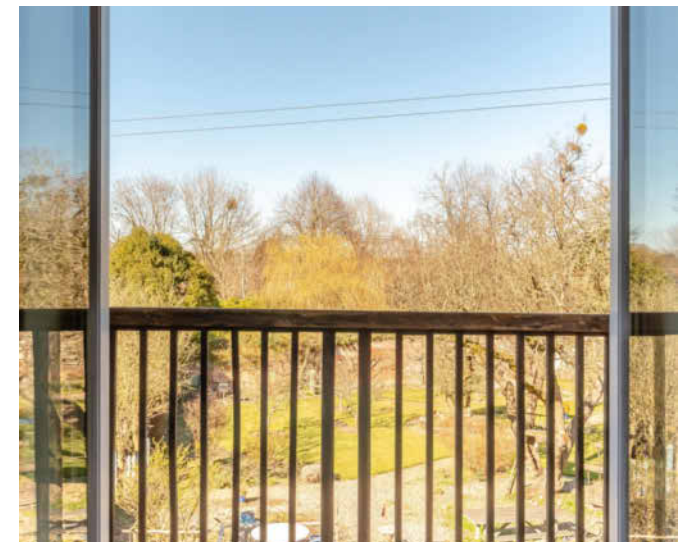
This super room features a vaulted ceiling with exposed timbers, windows to two aspects along with roof lights. Glazed French doors open to a balcony offering a lovely view over the garden. Steps lead to a partially screened mezzanine area which provides a seating or reading area.

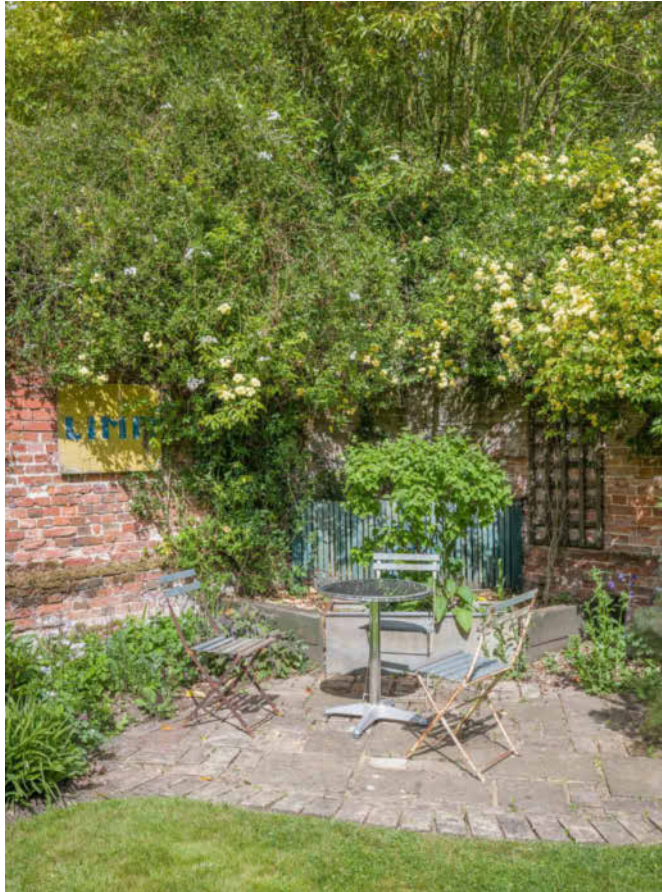
BEDROOM THREE

Once again featuring a vaulted ceiling, although with some limited head height, this room has exposed floor boards and a view over the garden.

CLOAKROOM

With wc and hand wash basin.





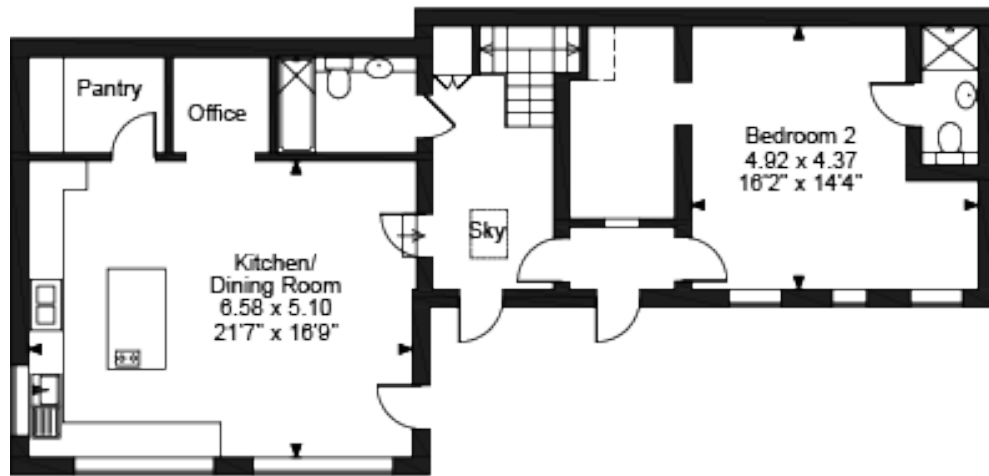
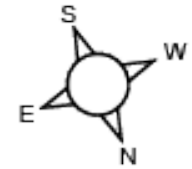
variety of mature specimen trees including a number of fruit trees and medlar. A path leads through the garden to a vegetable garden, with raised beds, greenhouse, summerhouse and shed. From here a gated opening in the garden wall leads to a 'secret' garden alongside the River Bure, with small lawn, further flower/shrub beds and another decked platform.



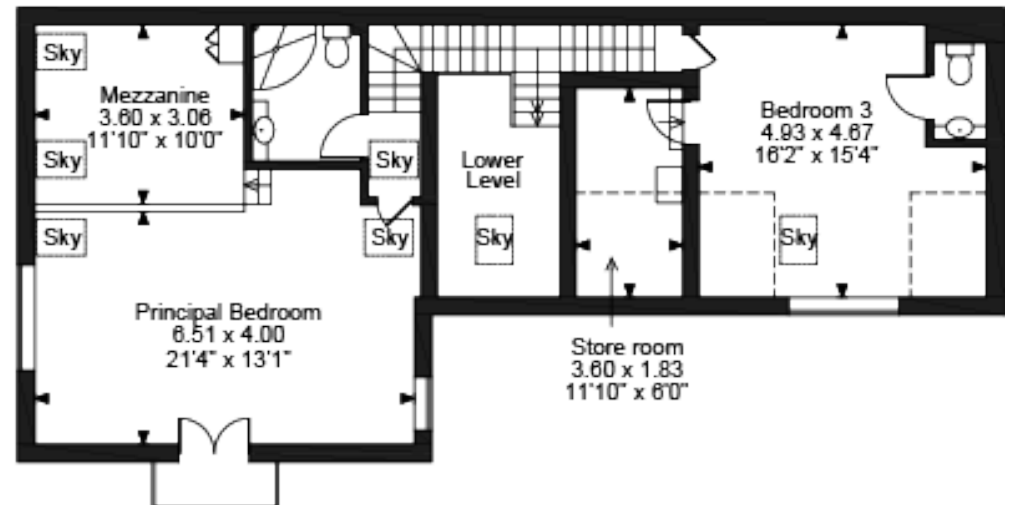
EXTERNAL

The property is approached over a private road at the end of Mill Row, with the parking, garage and garden opposite the house itself. The parking area leads to the double garage which has twin double doors, power and lighting. Gates open to the walled garden with a raised, decked seating area overlooking the garden. This impressive garden is laid to grass, with mature shrub borders and beds and a

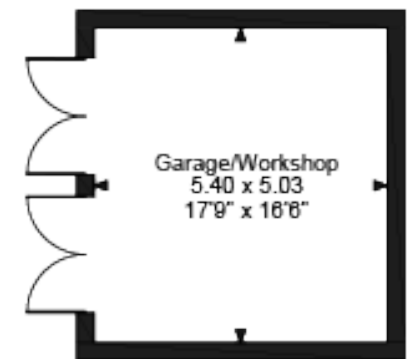
The Coach House, Mill Row, Aylsham, Norwich, Norfolk.



Ground Floor



First Floor



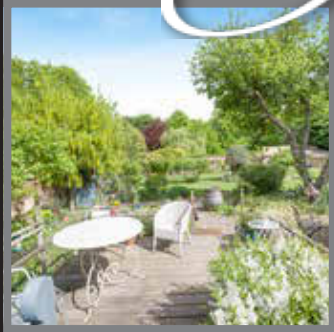
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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OFFERS IN EXCESS OF £700,000

Situated within Mill Row, a 'no through' road in the ever-popular market town of Aylsham, this individual period home offers character three bedroom accommodation, with a wealth of features. The ground floor includes a fantastic kitchen/dining room with high ceiling, and large windows overlooking the garden, Additionally, on this floor there is a bedroom/sitting room, with provision for a kitchen area to create an annexe with its own access if required, and bathroom. A split staircase leads to the third bedroom and the wonderful principal bedroom which has a vaulted ceiling and balcony overlooking the garden' Externally there is parking alongside a double garage/workshop and the real 'wow' factor of this property which is the walled garden. This garden is laid to a wide lawn with shrub beds, and numerous specimen trees including a variety of fruit trees. Towards the foot of the garden there is a vegetable garden with summer house and greenhouse. Alongside the vegetable garden an opening through the garden wall leads to a further area of garden alongside the River Bure.

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

Viewing by appointment with our
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