



The Beeches, 54 Holman Road, Aylsham, Norwich, Norfolk NR11 6BZ



Property Features

- Period Grade II Listed House
- Four reception rooms
- Seven Bedrooms and three bathrooms
- Many original features including exposed beams
- Well proportioned and flexible accommodation
- Mature grounds and ample parking
- Gas central heating

A substantial period Grade II Listed House enjoying well proportioned rooms and many original features including fireplaces, exposed beams and floorboards.

The flexible accommodation includes four reception rooms, seven bedrooms, three bathrooms as well as a large kitchen/breakfast room extension.

The house is situated in the thriving market town of Aylsham which offers a wide variety of facilities including doctor's surgery, chemist, local schooling, supermarkets and public houses and only a few miles from the beautiful North Norfolk coast and a short drive away from the City of Norwich.

The accommodation comprises:

COLUMNED ENTRANCE PORCH

timber part glazed door leading to:

ENTRANCE HALL

pamment tiled floor, dado rail, two internal archways and staircase to landing.

DRAWING ROOM

17' 5" x 16' 6 into bay 12" (5.31m x 5.03m) Impressive marble fireplace with large cast-iron wood burning stove set on raised pamment tiled hearth, fitted shelving, triple bay sash window to front, dado rail, archway leading to:

DINING ROOM

19' 9 into bay 15' 3" x 12' 10" (6.02m x 3.91m) triple bay sash window to front, dado rail, open to drawing room and snug/music room.



SNUG/MUSIC ROOM

14' 10" x 9' 9" (4.52m x 2.97m) Period fireplace, recessed shelving, leaded windows and exposed beams.

REAR HALL

pamment tiled floor, cupboard, beams, second enclosed servant's staircase to landing, door to rear courtyard.

CLOAKROOM

9' x 5' 9" (2.74m x 1.75m) low level WC, vanity basin, built in cupboards under, tiled floor.

UTILITY ROOM

9' 10" x 4' 6" (3m x 1.37m) large stone Belfast sink, deep pine open shelving, leaded window.

STUDY/BREAKFAST ROOM

18' 8" x 11' 7" (5.69m x 3.53m) large brick fireplace, double aspect windows and leaded window overlooking courtyard, pamment tiled sills, exposed beams.

KITCHEN/BREAKFAST ROOM

30' 7" x 14' 10" (9.32m x 4.52m) triple aspect leaded windows, two sets doors to garden, range of fitted base and wall units with beech block work surfaces incorporating one and a half bowl sink, two-oven Aga with Rangemaster extractor hood over, integral fridge/freezer, plumbing for dishwasher, large central island with granite worktop, large pan storage, shelving and drawers, ceramic flagstone floor, exposed beams, inset lighting and open to conservatory.

CONSERVATORY

20' 5" x 9' 9" (6.22m x 2.97m) Terracotta style ceramic floor, extensive glazing with double doors to garden.

FIRST LANDING

Arched window and second staircase to attic rooms.

BEDROOM 1

19' 10" into bay 15' 3" x 10' 3" (6.05m x 3.12m) triple sash bay window, large walk in wardrobe, single wardrobe, period fireplace, exposed beams.

EN-SUITE DRESSING/BATHROOM

15' 1" x 9' 8" (4.6m x 2.95m) large walk-in shower, pedestal hand basin, low level WC, period fireplace, leaded window, inset lighting, extensive tiling.



BEDROOM 2

16' 9" into bay 12" x 15' 8" (5.11m x 4.78m) triple sash bay window, period fireplace, double and single built in wardrobe cupboard, exposed pine floorboards, dado rail, arched recess with fitted shelving.

BATHROOM

10' 9" x 8' 9" (3.28m x 2.67m) panelled bath with mixer shower tap, glass screen, low level WC, bidet, pedestal hand basin, enclosed fireplace, extensive tiling, leaded window.

REAR LANDING

second staircase to attic with two attic bedrooms.







BOILER ROOM

6' 5" x 4' 4" (1.96m x 1.32m) Gothic style window, Intergas gas fired boiler supplying domestic hot water and radiators, built in airing cupboard with Megaflow hot water tank, staircase leading down to rear hall.

LAUNDRY ROOM

6' 2" x 5' 4" (1.88m x 1.63m) plumbing for washing machine, vent for dryer, leaded window.

BEDROOM 3

18' 10" x 11' 5" (5.74m x 3.48m) double aspect leaded windows, period fireplace, picture rail.



SECOND FLOOR ATTIC LANDING

BEDROOM 4

13' 6 10/9" x 12' 10" (4.11m x 3.91m) two large built in storage cupboards, exposed beams.

WALK-IN WARDROBE

7' 7" x 4' 10" (2.31m x 1.47m) fitted hanging rails.

BEDROOM 5

12' 10" x 12' 8" (3.91m x 3.86m) exposed beams, eaves storage cupboards.

BEDROOM 6

16 max' x 10' 4" (4.88m x 3.15m) part vaulted ceiling, exposed beams.

SHOWER ROOM

tiled shower cubicle, low level WC, bidet, pedestal hand basin, extensive tiling.

BEDROOM 7

11' 5" x 11' 1" (3.48m x 3.38m) vaulted ceiling with exposed beams and column, inset lighting, exposed floorboards.

OUTSIDE

To the front of the property is a sweeping shingle driveway for parking and turning area. Formal front lawn, large mature trees. Single side gate to rear garden with brick and paved terrace area leading to main lawn, well established shrub beds, wide range of mature trees and hedging. Old brick well, small wooded area, secret lawned area and remains of old brick boundary wall. Further fully enclosed inner courtyard.

VIEWING

Strictly by appointment with Arnolds Keys Aylsham on 01263 738444.

DIRECTIONS

Leave Aylsham's town centre via Penfold Street by the Black Boys public house, turn left onto the Cawston Road by the thatched pump and turn almost immediately right onto Holman Road





GROUND FLOOR
APPROX. FLOOR
AREA: 161.7 SQ.M.
(1741 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA: 101.5 SQ.M.
(1093 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA: 83.8 SQ.M.
(901 SQ.FT.)

TOTAL APPROX. FLOOR AREA 346.8 SQ.M. (3733 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, corridors, stairs and any other space are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the floor plan is a guide only and should not be relied upon for any purpose. The accuracy, validity and appropriateness of any data are not guaranteed and no liability is accepted for any error.



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Saturday 9am- 4pm
Sunday- Closed

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