

Row Farm Holt Road, Aylmerton - NR11 8QA

£1,000,000 Freehold

Guide Price: £1,000,000-£1,100,000 Presenting to the market this exquisite detached residence that stands as a testament to craftsmanship and luxury living. This one-of-a-kind home sprawls across approximately 4.5 acres of meticulously maintained grounds and boasts breathtaking amenities throughout.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Minors & Brady
Estate Agents, Lettings and Property Management

Guide Price: £1,000,000-£1,100,000. Presenting to the market this exquisite detached residence that stands as a testament to craftsmanship and luxury living. This one-of-a-kind home sprawls across approximately 4.5 acres of meticulously maintained grounds, overlooking sweeping views of the beautiful Norfolk countryside. Its breathtaking amenities include high-quality fixtures and fittings, an open-plan ground floor layout, five bedrooms, and a heated pool. Don't miss the chance to make this extraordinary property your own and create a lifetime of memories.

LOCATION

The small village of Aylmerton, situated at Norfolk's highest point, is conveniently located just inland from the picturesque coastal towns of Sheringham and Cromer. Both towns boast beautiful links golf courses, sandy beaches, and a variety of shops and supermarkets.

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Sheringham is a traditional seaside town with a rich fishing heritage still visible today. It offers a family-friendly beach and colourful beach huts, while Cromer features a charming pier and a scenic promenade. Both towns are lively, filled with independent retailers, cafes, tea rooms, museums, theatres, and annual carnivals.



HOLT ROAD, AYLWORTH

The initial arrival sets a grand impression for this one-of-a-kind residence, which continues to impress throughout. There are electric gates that greet you to your large driveway, providing off-road parking for all residents and visitors, with the addition of a double garage/workshop, creating convenient and practical storage solutions for various needs. The open cart shed provides storage for garden machinery, vehicles or storage for your tools.

At the heart of the home lies an exceptional open-plan living space, ensuring effortless interaction when hosting occasions or everyday family living. The kitchen/breakfast room flaunts high-quality fixtures and fittings, including contemporary wall and base units, granite worktops, integrated appliances, an incredible central island and LED lighting features that complete the overall aesthetic. A practical utility room complements it, suitable for your additional storage space or laundry essentials. Abundant natural light floods the grand living area, creating a smooth transition between indoor and outdoor spaces, especially enjoyable during the summer months.

Row Farm has six bedrooms spread across both residence floors. The ground floor hosts three of them and a shower room, ensuring easy access and versatility if you want an at-home office or gym. The oak and steel spiral staircase ascends to the first floor, where three bedrooms are completed with private ensuites. The luxury primary bedroom displays an ensuite and a large south-facing balcony overlooking the picturesque Norfolk countryside.

Beyond the interiors, the outdoor amenities of this property are equally impressive. Sitting on approximately 4.5 acres of maintained grounds, offering endless possibilities for outdoor activities, enjoyment and equestrian pursuits. A raised entertaining terrace wraps around the rear, with a heated outdoor pool, a stylish garden bar and an al-fresco kitchen area. Additional features include a convenient changing room and a separate WC, making this space ideal for hosting unforgettable pool parties and family BBQs during the summer season. At the side is a second entrance from the road, with development potential, subject to planning permission.

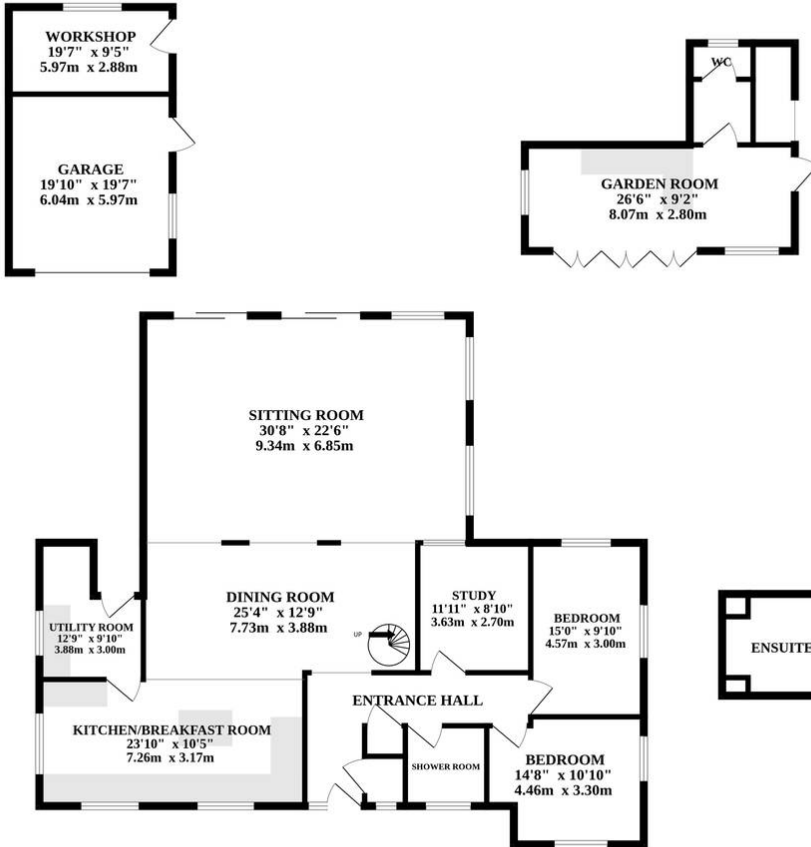
Row Farm elevates the concept of a Smart Home with a wide range of features, including an alarm system, CCTV surveillance, 26 solar panels, a cinema screen in the living area and under-floor heating, guaranteeing comfort and security in equal measure.

AGENTS NOTES

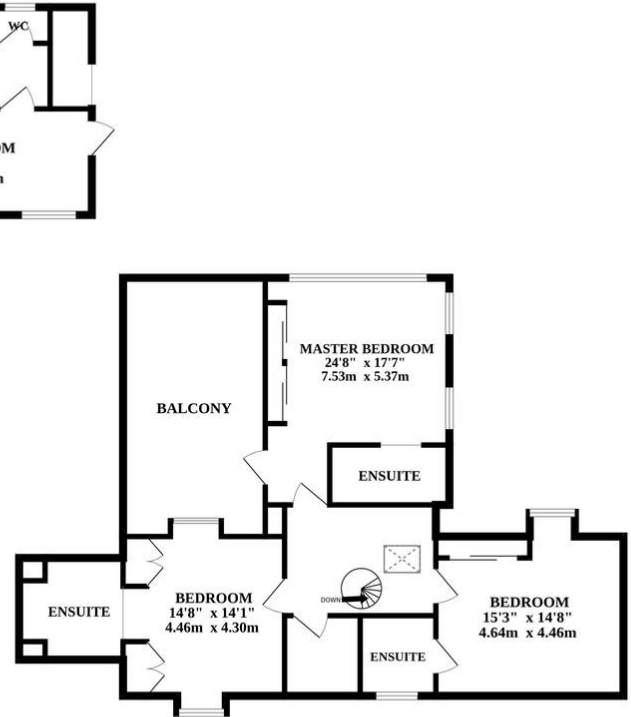
We understand that this property is freehold.



GROUND FLOOR



1ST FLOOR



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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