

# Arnolds | Keys



## Wherry House Dunkirk, Aylsham, NR11 6SU

Guide Price £525,000

- CHARMING RIVERSIDE PROPERTY
- WALKING DISTANCE TO MARKET PLACE IN AYLSHAM
- TWO RECEPTION ROOMS
- CONSERVATION AREA
- FOUR BEDROOMS
- MAIN BEDROOM WITH ENSUITE
- OFF ROAD PARKING AND DOUBLE GARAGE
- LIVING ROOM WITH INGLENOK FIREPLACE

# Wherry House Dunkirk, Aylsham NR11 6SU

**\*NO ONWARD CHAIN\*** Nestled within an idyllic location close to the sought after market town of Aylsham, this charming converted barn offers spacious and characterful accommodation with a delightful rear garden backing onto the River Bure.



Council Tax Band: E



## DESCRIPTION

Wherry House is a charming riverside property dating back to the late 1700's. Aptly named after the sailing barges which were at use at the time of the navigation between Coltishall and Aylsham in 1779, the property offers an abundance of characterful features within a beautiful setting. There is a delightful rear garden that overlooks the River Bure - which is not navigable this far, however there is access via a low level gate for recreational paddle craft.

The property stands within a conservation area on the outskirts of the sought after market town of Aylsham, offering the perfect combination of character and convenience.

Internally the home boasts spacious accommodation to include a living room with large inglenook fireplace housing a wood burner - creating a cosy yet spacious and bright room with patio doors leading out onto the rear garden, a dining room, ground floor cloak room and a kitchen/breakfast room. To the first floor there is a shower room and four bedrooms; one with an ensuite and another with a door leading onto a balcony area - the ideal spot to enjoy the views of the river. The home also benefits from off road parking and a double garage.

## LOCATION

The property is situated within a Conservation area within walking distance to the market town of Aylsham. Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

## ENTRANCE HALL

Timber framed door to front entrance, tiled flooring, doors to;

## CLOAKROOM

Window to front aspect, WC, wash hand basin, tiled flooring, wall mounted gas boiler.

## KITCHEN

Double doors leading to the rear garden, double glazed window to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer, integrated appliances include dishwasher and washing machine, space for a double electric oven with cooker hood over, space for a free standing fridge/freezer, tiled flooring,

## LIVING ROOM

A dual aspect room with floor to ceiling panelled windows to front aspect, inglenook fireplace with stone hearth housing wood burning stove, radiator, tiled flooring, stairs to first floor. There is a lean to, with timber framed double doors leading to rear garden, windows to side and Velux window to rear.

## DINING ROOM

A further dual aspect room with window to rear and side aspect, carpet flooring, radiator.

## FIRST FLOOR LANDING

Carpet flooring, doors to all rooms;

## BEDROOM ONE

Windows to front aspect, carpet flooring, radiator, door to en suite.

## EN SUITE

Velux window to front aspect, fitted with a four piece suite comprising double shower cubicle with mains shower, pedestal wash hand basin, WC and bidet, vinyl flooring, extractor fan, radiator.

## SHOWER ROOM

Window to front aspect, fitted with a three piece suite comprising shower cubicle with mains connected shower, WC, pedestal wash hand basin, radiator, vinyl flooring, extractor fan.

## BEDROOM THREE

Window and Velux window to rear aspect, wooden flooring, radiator.

## BEDROOM FOUR

Window to rear aspect, radiator, wooden flooring.

## BEDROOM TWO

A dual aspect room with window to side aspect, Velux window to rear aspect and a timber framed door to external stairs/ balcony area, carpet flooring, radiator.

## EXTERNAL

To the front of the property is a shingle parking area with access to the double garage - which has two up and over doors, with storage over, power and lighting. There is side access to the rear garden which is mainly paved with a shingle area and a range of mature shrubs. There are paved steps down to a low level gate which allows access directly onto the water.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Council tax band: E



## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

