



54 Holman Road, Aylsham

Norwich



in Region of £850,000
Minors & Brady

54 Holman Road

Aylsham, Norwich

The Beeches is not simply a house – it's a story told in light, texture and timeless character. In the heart of Aylsham, this Grade II listed beauty stretches across three generous floors, each one shaped by history yet alive with modern ease. Step inside and you'll find spaces designed not just to live in, but to savour, from the soaring beams and graceful bay windows to the marble fireplaces that anchor each room with quiet grandeur. The kitchen is the soul of the home, an entertainer's stage where an AGA glows, a granite-topped island invites conversation and French doors open onto gardens where long summer afternoons feel endless. Upstairs, the principal suite is a private world of calm indulgence, complete with a freestanding bath, walk-in shower and soft heritage details, while a collection of versatile bedrooms and serene top-floor spaces offer as much creativity as comfort. Beyond the walls, wildflowers, a secret walled garden and the ghostly romance of a Victorian greenhouse form a landscape that feels as extraordinary as the home itself – a place where every corner encourages life to slow, deepen and delight.

- A Grade II listed treasure, where heritage whispers through every beam and bay window across three enchanting floors
- A stunning kitchen and family room, with bespoke cabinetry, a granite-topped island, an iconic AGA and French doors that dissolve into the garden
- Reception rooms that captivate, with marble fireplaces, sweeping bay windows and a glass-wrapped conservatory that blurs the lines between indoors and out
- The principal suite, a private sanctuary boasting an original fireplace and ensuite with a freestanding bath and walk-in shower made for indulgence
- Six adaptable bedrooms offering endless possibilities, from guest retreats to creative studios bathed in natural light
- Two impeccably styled bathrooms, including a dramatic four-piece suite draped in blue and a top-floor shower room





M&B

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Council Tax band: F

Tenure: Freehold



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The Best of Both Worlds: Life in Aylsham

Aylsham is one of those rare market towns that feels both timeless and effortlessly liveable. Just nine miles north of Norwich and a short drive, around 18 miles from the breathtaking North Norfolk coastline, it balances everyday convenience with the charm of country living. This is a place where life moves at just the right pace, slower when you want it, yet never disconnected.

At its heart is a historic market square, alive with regular markets that celebrate local produce and craftsmanship. Independent shops, inviting cafés, and traditional pubs line the streets, creating a town centre that feels warm and personal rather than hurried or impersonal. Everyday essentials are always close at hand, but it's the sense of community that really draws people in – families, professionals



Ground Floor
1966 sq.ft. (182.6 sq.m.) approx.



1st Floor
1047 sq.ft. (97.3 sq.m.) approx.



2nd Floor
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 3833 sq.ft. (356.1 sq.m.) approx.

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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Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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