



# 4 Old School Cottage, Aldborough

Norwich



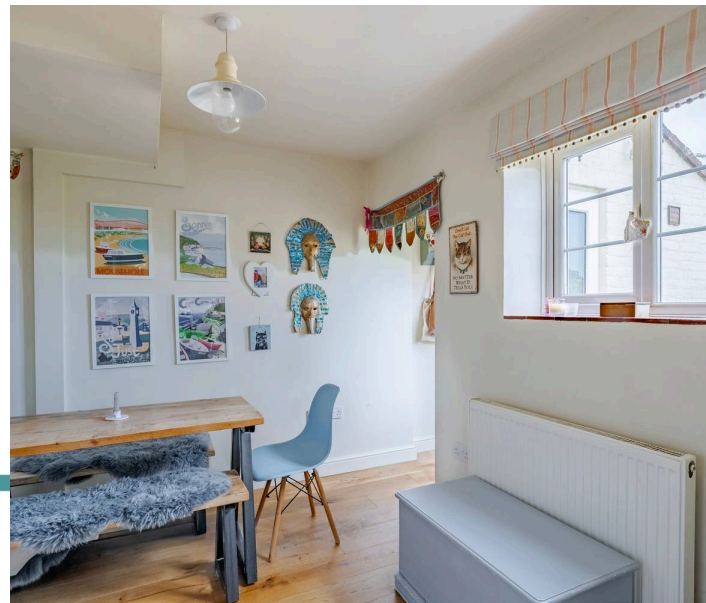
Minors & Brady

# 4 Old School Cottage

Aldborough, Norwich

A truly charming countryside cottage with stunning field views and a beautifully balanced blend of character and modern style. Set within a peaceful rural setting, this much-improved home offers both comfort and charm in equal measure. Inside, a cosy lounge with open fireplace and a stylish country-style kitchen in soft blue tones with wooden worktops create inviting living spaces. The kitchen/breakfast room provides a sociable hub with room for dining and everyday living. Upstairs, three characterful bedrooms are complemented by a contemporary shower room and delightful views across open fields. Outside, gardens to the front and rear, along with parking and charming rose-covered frontage, complete this appealing home.

- Stunning countryside views across open fields to the rear
- Peaceful rural setting offering a true sense of tranquillity
- Beautifully improved period cottage full of charm and character
- Stylish country-style kitchen with light blue units, wooden worktops, and chrome fixtures
- Spacious kitchen/breakfast room with room for dining and everyday living
- Cosy lounge with open fireplace creating a warm focal point
- Three characterful bedrooms with exposed features and pleasant outlooks
- Contemporary, well-finished shower room
- Attractive front approach with rose bushes framing the entrance
- Front and rear gardens plus parking, completing this delightful home



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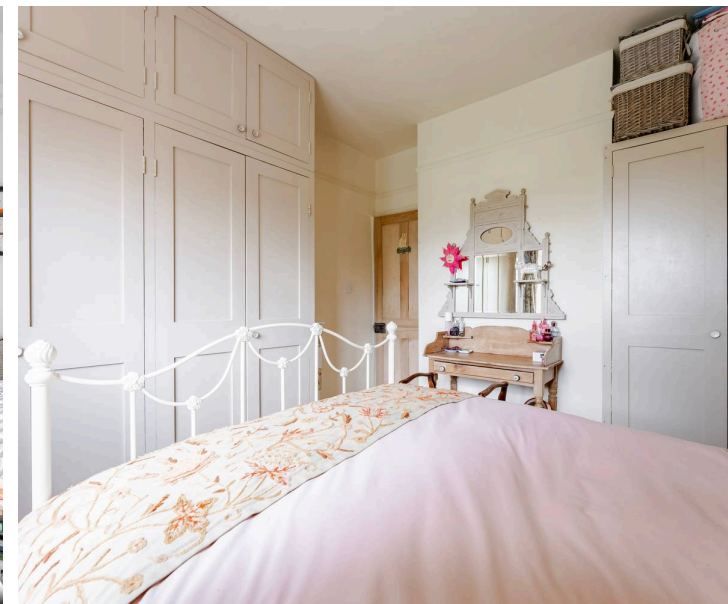
Aldborough, Norwich

## The Location

Aldborough is a thriving agricultural village in North Norfolk, just three miles west of the A140 between Aylsham and Cromer. Steeped in history, its name is thought to have Viking origins, and it appears in the Domesday Book with Roger Bigod listed as landowner. At the heart of the village is a traditional Green with a pond, surrounded by houses spanning from the 14th to the 20th century, creating a timeless setting and focal point for community life.

The village is well-served with everyday amenities, including a shop, post office, pub, surgery, primary school, and parish church, alongside a range of clubs and events that foster a strong community spirit.

Set amidst rolling countryside, Aldborough offers scenic walks, cycling routes, and easy access to the nearby Weavers' Way trail. The North Norfolk coast, with the sandy beaches and fresh seafood of Cromer, lies only a short drive away. Excellent road connections via the A140 provide links south to Norwich, with its cultural attractions and rail services to London, and north to the coast.



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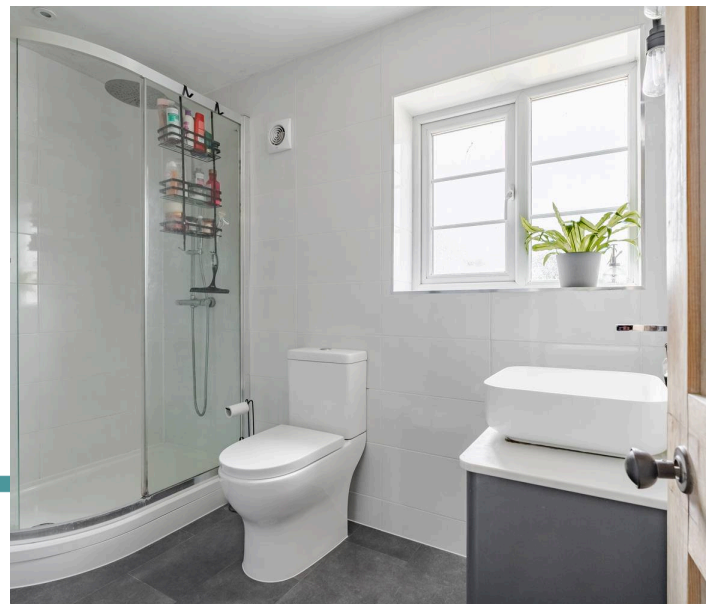
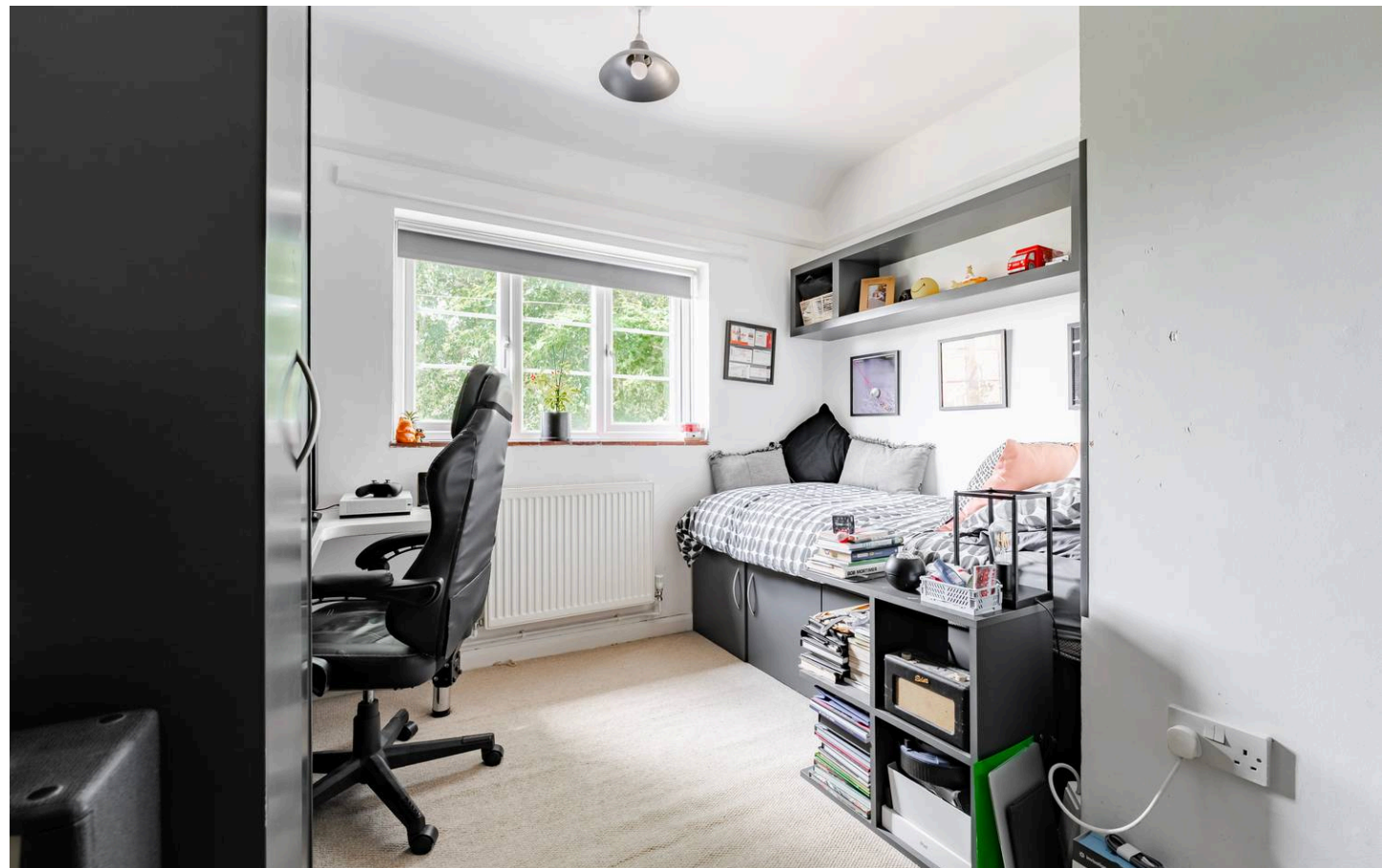
### Old School Cottage, Aldborough

This beautifully improved period terraced cottage blends character and comfort to create a warm and inviting home in a peaceful rural setting, enhanced by stunning field views to the rear. Thoughtfully enhanced over time, the property retains a wealth of original features while offering practical, modern living spaces suited to a range of lifestyles, with charming touches such as rose bushes framing the front entrance.

The ground floor is arranged around a welcoming entrance hallway, leading into a characterful lounge where an open fireplace provides a cosy focal point, complemented by exposed flooring that adds to the cottage's inherent charm.

To the rear, a generously sized kitchen/breakfast room forms the heart of the home, beautifully styled with a modern country feel, including light blue units, wooden worktops, and chrome fixtures, along with space for appliances and dining. A rear lobby provides access to the garden and is accompanied by a convenient cloakroom.

Upstairs, the cottage offers three bedrooms, each with its own individual charm, including exposed flooring and pleasant outlooks. The rear bedroom enjoys particularly attractive views across open fields, creating a calm and restful setting.



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The accommodation is completed by a modern shower room, finished in a clean and contemporary style.

Externally, the property benefits from both front and rear gardens, providing outdoor space to relax and enjoy the surroundings. The rear garden backs directly onto open countryside, enhancing the sense of privacy and tranquillity, while the overall setting allows you to fully appreciate the rural landscape. In addition, there is parking available, adding further convenience to this appealing home.

With its blend of period features, tasteful improvements, and beautiful countryside backdrop, this cottage offers a delightful opportunity to enjoy rural living with both character and modern comfort.

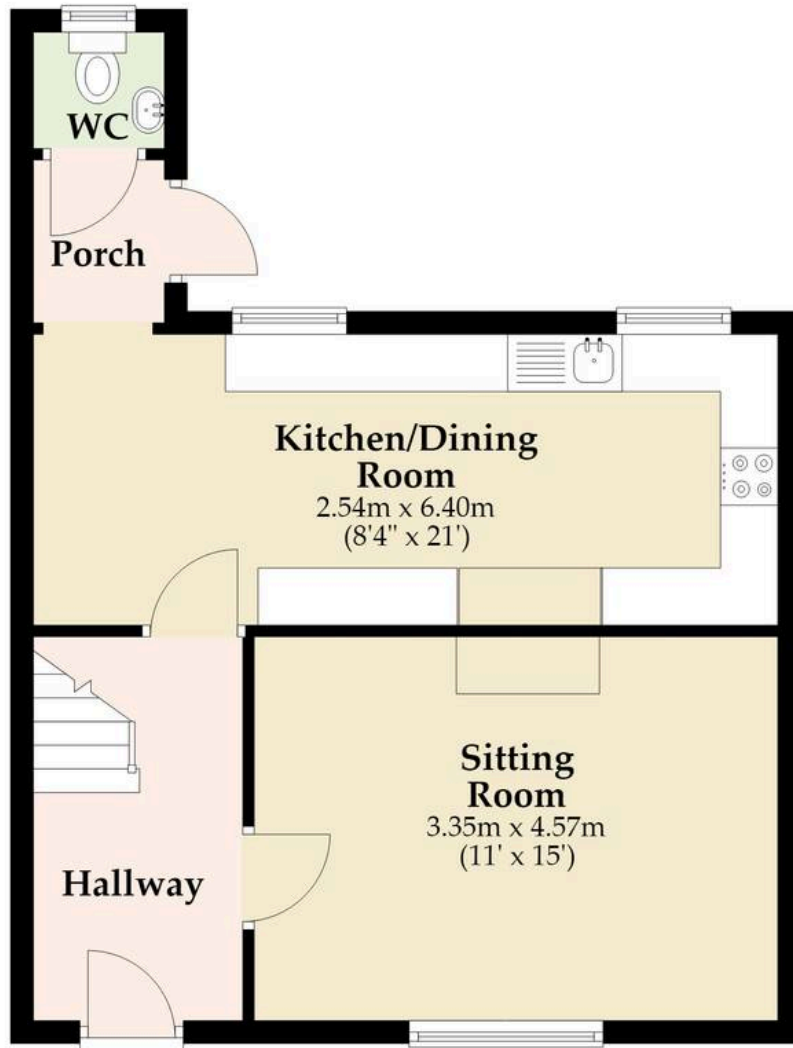
### Agents Notes

This property will be sold freehold and connected to mains water, electricity, drainage and oil-fired heating.



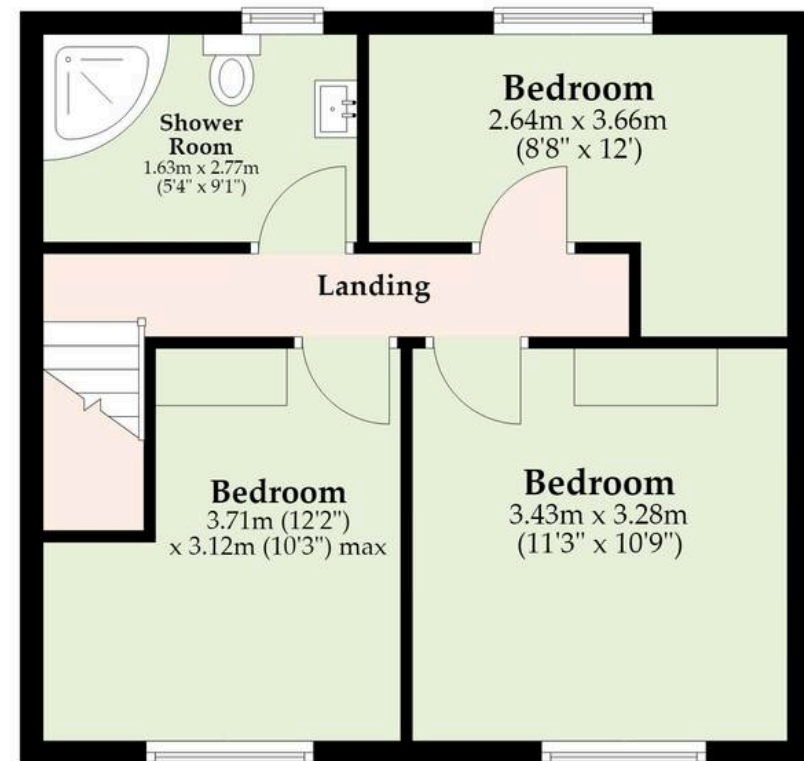
## Ground Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



## First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 85.3 sq. metres (917.8 sq. feet)

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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.

Plan produced using PlanUp.

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