



A GRADE II LISTED HOUSE SITUATED IN THE HEART OF AYLSHAM WITH PARKING AND GARDENS AND INCOME POTENTIAL FROM TWO ANNEXES

Half Moon Inn, 19 Hungate Street, Aylsham, Norwich, Norfolk NR11 6AA

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ESTABLISHED 1966

Guide Price: £795,000

(Freehold) Ref: BUR220217 (18.03.2024)

- A fine Grade II listed house and two self-contained annexes situated a short walk from the market place
- Excellent income potential or versatile use as ancillary accommodation
- Half Moon Inn comprises Entrance Hall, Sitting Room, Dining Room, Kitchen, Rear Hall, Cloakroom, Snug, Landing, Master Bedroom with En-suite Shower Room, three further Bedrooms and a Bathroom.
- Harvest Moon comprises Kitchen/Breakfast Room and WC on the ground floor. On the first floor is a Guest Bedroom/Landing, Sitting Room, Bedroom and Shower Room.
- Moonbeam is set out on one level as follows; Entrance Hall, Sitting/Dining Room semi open plan to Kitchen, Shower Room/WC and Bedroom.
- Outside, the three properties are accessed via a gated driveway and turning area with covered parking. The main house has a part-walled paved courtyard to the rear. Harvest Moon has a small private courtyard with space for a table and chairs. The main garden sits to the rear of Moonbeam and is walled with a paved and lawned area bordered by flowering borders. There is a useful outbuilding and covered seating area.
- The properties are well-maintained and presented and retain a wealth of charm and character







AYLSHAM The historic market town of Aylsham lies on the River Bure and adjoins the Blickling Estate, a 17th century stately home set in over 4500 acres and the birthplace of Anne Boleyn, which has been in the care of the National Trust since 1940.

The thriving town is picturesque with handsome Georgian architecture and a traditional market square where a farmers' market is regularly held. The town has excellent shopping facilities with many independent stores along with schooling and leisure facilities. Private schools in the locality include the Norwich School, Greshams Public School in Holt and Beeston Hall Preparatory School. There are dozens of fine restaurants, hotels and pubs around the area, such as The Buckinghamshire Arms at Blickling, The Saracens Head at Erpingham, The Walpole Arms at Itteringham and The Gunton Arms at Thorpe Market, all serving high quality local produce and drinks. The area has many of the country's finest stately homes and historic churches, including Blickling Hall, Holkham Hall, Houghton Hall and Sandringham House.



The fine cathedral city of Norwich is just 13 miles to the south-east and offers a wide and cosmopolitan range of shops, services and facilities; there is a regular rail service to London Liverpool Street with a fastest journey time of 1 hour 40 minutes.



HEATING: Gas fired central heating

COUNCIL TAX: TBC

SERVICES: Main water, electricity, gas and drainage

SAT NAV: NR11 6AA

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. The majority of items such as the furniture (but not the artwork), carpets, curtains and light fittings are available by separate negotiation if required.

Broadband: Openreach indicate that Superfast Fibre Broadband is available to the property.

Mobile coverage: Ofcom indicate that Vodafone, EE, Three and O2 have voice & data available inside and outside the property.







Approximate Area = 1768 sq ft / 164.2 sq m
 Annexe(s) = 1145 sq ft / 106.4 sq m
 Store(s) = 78 sq ft / 7.3 sq m
 Total = 2991 sq ft / 277.9 sq m
 For identification only - Not to scale



Moon Beam

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

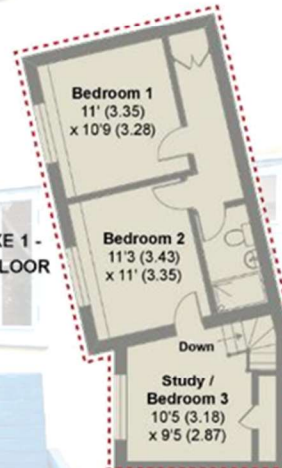
Harvest Moon:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ANNEXE 2



ANNEXE 1 - FIRST FLOOR



ANNEXE 1 - GROUND FLOOR



ENERGY PERFORMANCE CERTIFICATE (EPC):
 A full copy of the EPC is available upon request

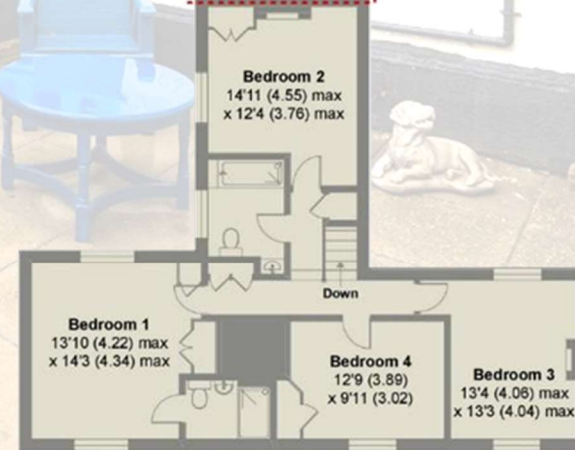
Half Moon Inn:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Bedfords Estate Agents. REF: 944722

'Moon Beam'





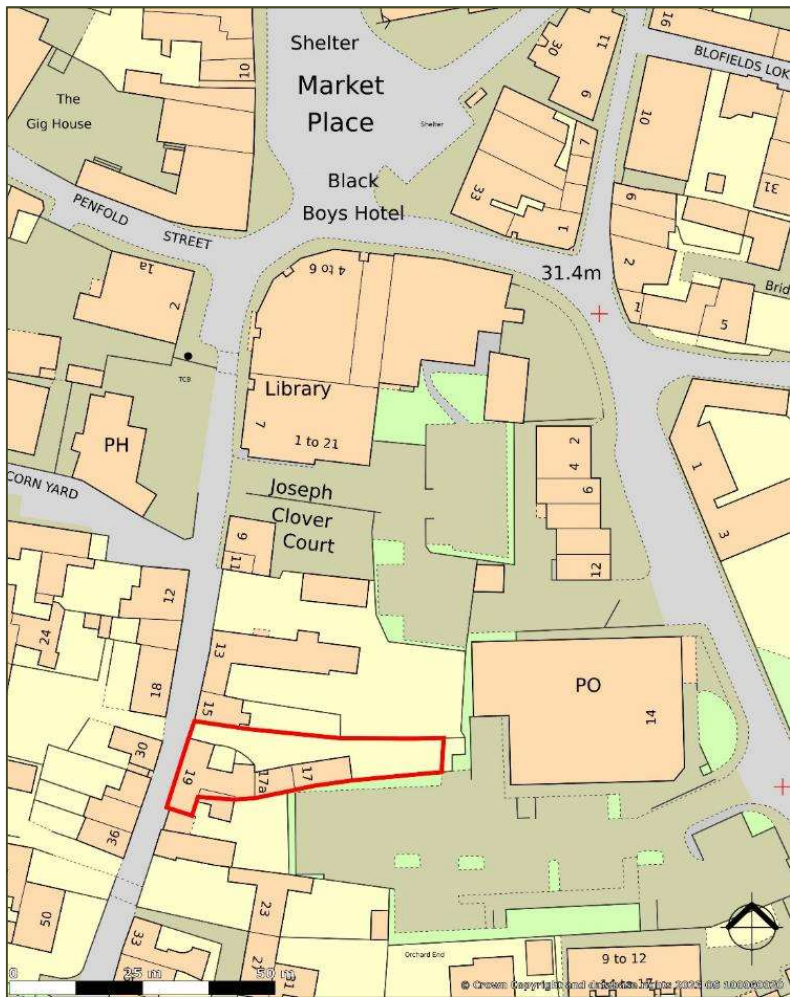


'Harvest Moon'









VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

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ESTABLISHED 1966

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