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Bespoke.



The Workshop, Caistor St Edmund, NR14 8QZ

Architect designed home, formerly a boat-building workshop - Guide £550,000

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The Workshop offers a rare opportunity to live in an exceptional, unspoilt location in rolling countryside just south of Norwich. The landscaped grounds lead directly to the historic network of paths and bridleways which wind in all directions through the well-tended meadows and woods of Caistor St Edmund, originally a Roman town. It truly is an idyllic spot.

Formerly a light and airy workshop, the architect-designed interior offers a living space akin to a barn or loft conversion and incorporates a similarly fascinating array of unique features. The Workshop also comes with huge potential – planning credentials to build in virtually all directions, including upward. This makes The Workshop a highly versatile proposition, encompassing holiday home and private house markets.

The front and rear gardens offer delightful prospects with far-reaching views, mainly over the fields where the horses of the renowned High Ash Farm livery graze. To the rear, the views could be further opened up as desired.

The main floor area of The Workshop currently extends to some 135 sq m2 (or 1,450 sq ft), the same size as a conventionally arranged 3-4 bedroom bungalow. In addition, the Workshop benefits from a barn to the front (with potential as a studio or outside entertaining area) and a well-constructed base for a garden room (or home office) to the rear. There is parking for 4 cars on the driveway plus a concrete hard standing with field gate leading to Caistor Lane. A secure timber storage building is located to the side.

All ancillary buildings and spaces are well-related to the main house and a careful review of opportunities afforded by the alternative layout plans attached is recommended.

SITUATION

The Workshop is located less than 2 miles south of Norwich and within easy reach of the A47 Southern Bypass. The City of Norwich offers a wealth of cultural attractions, fine shops, a mainline railway station (London Liverpool Street and Cambridge) and Norwich International airport. Nearby lies the Norfolk Broads national park together with the outstanding Norfolk coastline which encircles most of the county. Locally, a full range of amenities and schooling is available in the nearby villages of Poringland and Framingham Earl with Stoke Holy Cross home to two award-winning restaurants.

SERVICES

Mains water and electricity. Oil fired central heating. Scandinavian woodburner (8KW). Modern sewage treatment system. 3 phase electricity. Security alarm

LOCAL AUTHORITY

South Norfolk Council

COUNCIL TAX BAND

Band A

TENURE

Freehold with vacant possession and no onward chain. Full legal pack available



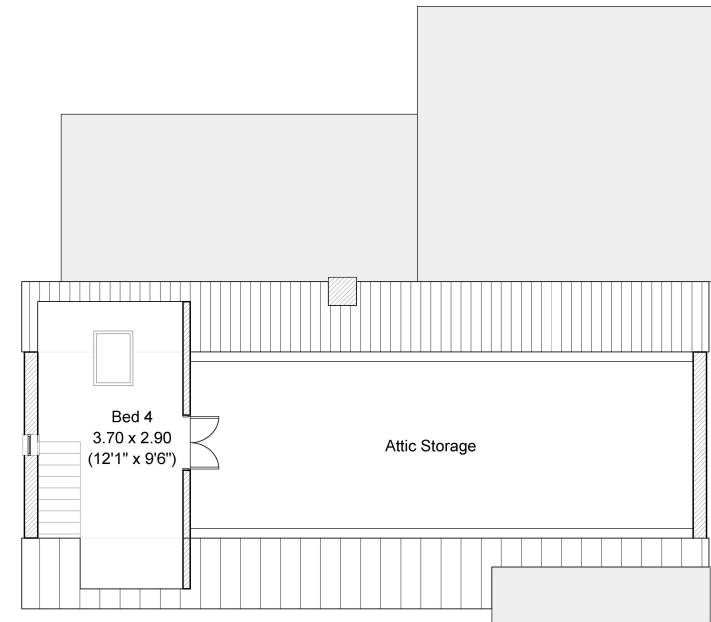
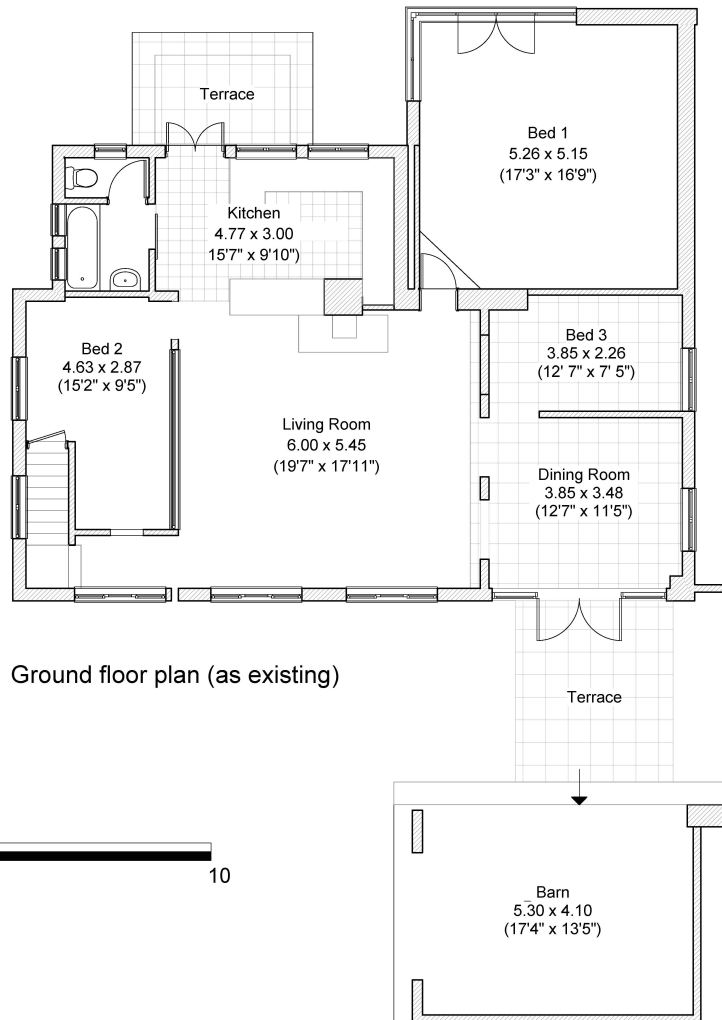






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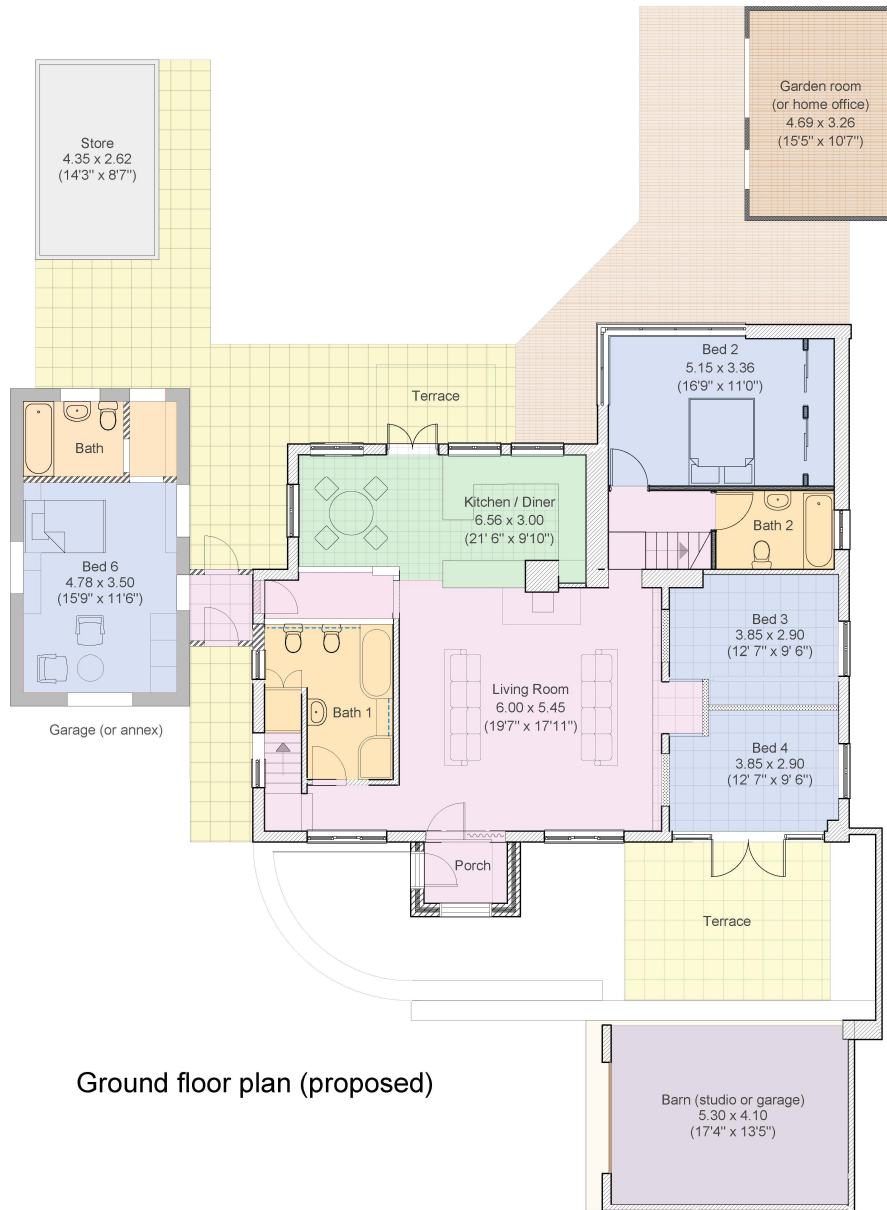
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Net internal floor area (exc barn)
135 sq m2 or 1,450 sq ft

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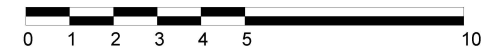
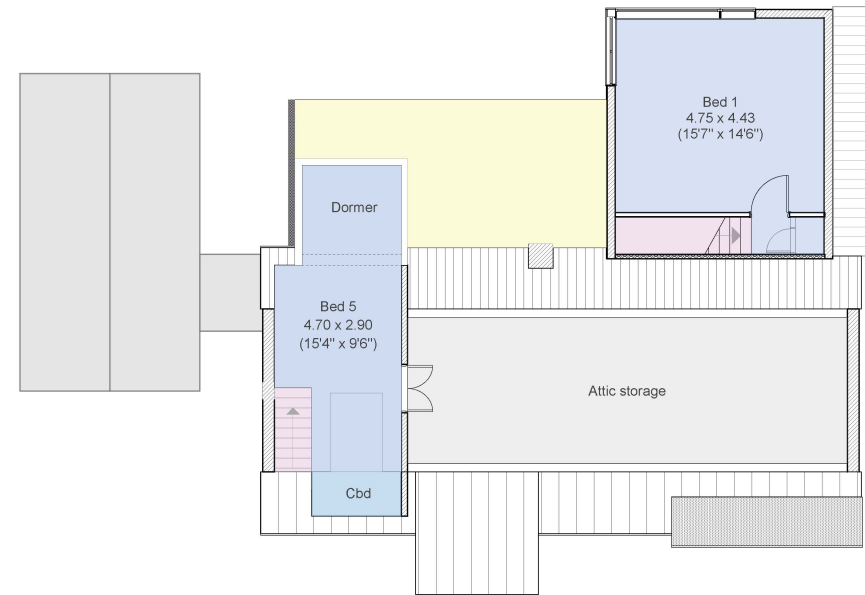
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Ground floor plan (proposed)

Net internal floor area (exc barn)
Approx 195 sq m2 or 2,100 sq ft

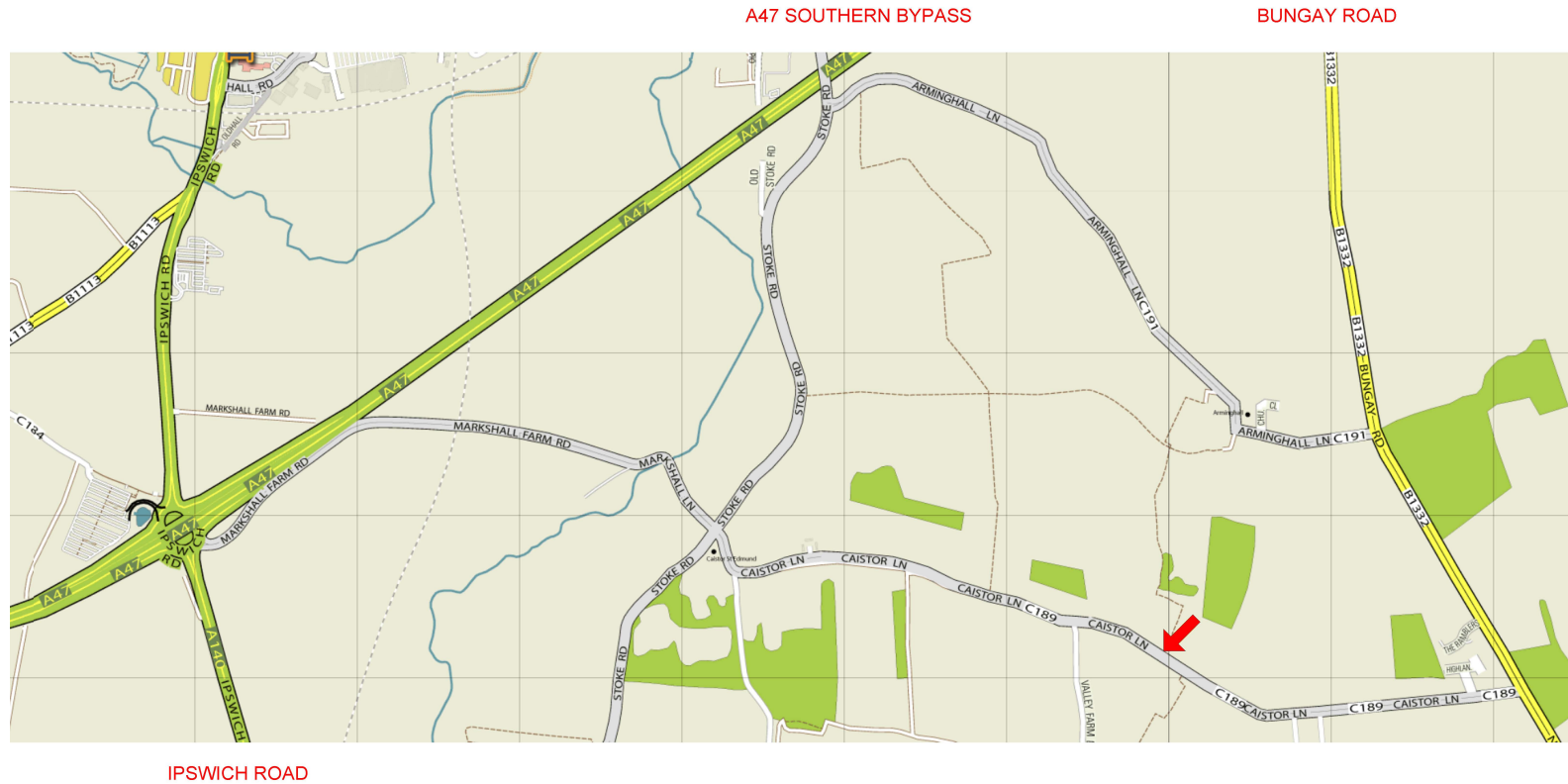
First floor plan (proposed)



SCALE BAR 1:50

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IPSWICH ROAD

A47 SOUTHERN BYPASS

BUNGAY ROAD

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

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