



## High Street, Cawston, NR10

Four Bedroom Grade II Listed Village House - Guide £725,000

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abbotFox Bespoke presents this handsome 18th Century Grade II listed village house for sale in the beautiful north Norfolk village of Cawston. Various outbuildings provide the opportunity of annexe accommodation and/or holiday let accommodation.

Offering spacious rooms this would make an excellent family home and has recently undergone a sympathetic restoration. The property contains traditional features with exposed beams and fireplaces.

Accommodation in brief comprises; reception hall, sitting room, drawing room, stunning kitchen breakfast/family room, ground floor WC. The first floor provides four bedrooms and an impressive family bathroom off the landing, the principle bedroom features an en suite shower room.

Outside, the property offers an attractive and substantial walled garden mainly laid to lawn with patio terrace. Vehicular access is via electronically operated gates leading to ample parking and two good sized detached outbuildings with planning consent for conversion into further accommodation.

## KEY FEATURES

- Grade II listed village house
- Spacious rooms throughout
- Four bedrooms
- Ample parking
- Sympathetically restored
- Two detached outbuildings with planning permission
- Attractive and substantial walled garden
- Opportunity of annexe and/or holiday let accommodation

## SITUATION

The popular village of Cawston is located approximately 11 miles north of Norwich and just 16 miles from the north Norfolk coast. The village offers a highly regarded Primary School, village shop and post office, an active village hall, charming public house and Cawston Parish Church.

The nearby village of Reepham and historic market town of Aylsham offer a wider range of amenities including schooling for all ages and are just 3 and 5 miles away respectively.

## SERVICES

Mains water and electricity. Oil fired central heating

## LOCAL AUTHORITY

Broadland District Council

## COUNCIL TAX BAND

Tax Band D

## TENURE

Freehold

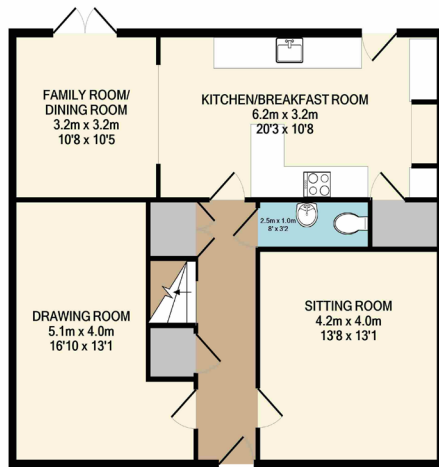




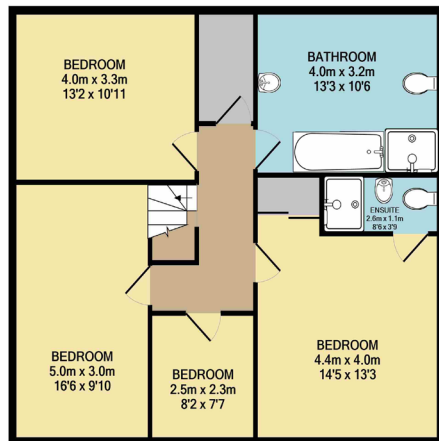


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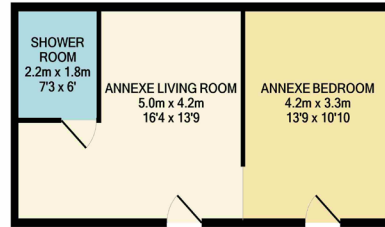
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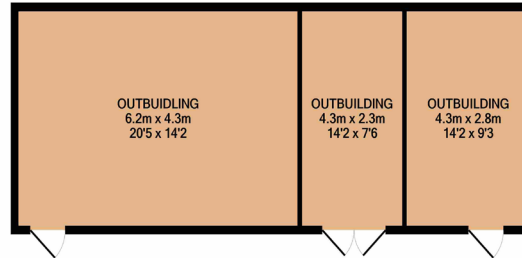
GROUND FLOOR  
APPROX. FLOOR  
AREA 78.2 SQ.M.  
(842 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 78.2 SQ.M.  
(842 SQ.FT.)



OUTBUILDING 1 - WITH PLANNING PERMISSION  
APPROX. FLOOR  
AREA 34.7 SQ.M.  
(373 SQ.FT.)



OUTBUILDING 2 - WITH PLANNING PERMISSION  
APPROX. FLOOR  
AREA 49.0 SQ.M.  
(528 SQ.FT.)

TOTAL APPROX. FLOOR AREA 240.1 SQ.M. (2584 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending purchasers do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



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