



High Street, Cawston Norwich NR10 4AE

welcome to

High Street, Cawston Norwich

Run a business from home? Thinking of a guest suite? Then take a look, you could do much with this double cottage, at a sensible budget (subject to LA regs) village setting, gardens and garage.



Front Entrance Lobby

With panelled oak wood and part glazed front door opening from the high street. Stairway leads off and a natural wood door opens into the Dining Room.

Dining Room

With front window. Original feature beams spans the room and window, plus corner alcove. Natural wood doors to understairs storage cupboard.

Utility/Store Room

With double glazed rear window and part glazed door opening outside to rear.

Kitchen

Double glazed window to the rear, a fitted range of base and wall units, work surfaces with tiled surrounds and sink unit. Plumbing for washing machine. Alcove houses electric oven and hob with hood above, useful shelved fireplace recess, further built in storage.

Split Level Living Space:

Sitting Room

With a front window and two side windows, beams spanning the room, feature fireplace with brick hearth, timber mantelpiece and large multifuel/wood-burner. Alcove either side of chimney breast, one fitted out for display and TV standing.

Potential For Separate Dining

The room offers a higher level to use as Dining area, with access from the Kitchen and step down to Sitting Room.

Large Office / Studio

Windows to either side and an entrance door opening to Church Lane. Split level floor. Access into-

Store and Downstairs Toilet

Shelved Storage area With window to Church lane and additional door to Church Lane. Door to cloaks WC with WC and wash basin and extractor fan.

First Floor Landing

With a rear window and natural wood latch style doors opening off to other rooms.

Bedroom One

Double Bedroom with side window looking along the High Street, two beam features spanning the room, large corner bay, Deep open wardrobe alcove.

Bedroom Two

Double Bedroom with Front Window. Two beams spanning the room, natural wood double door wardrobe.

Bedroom Three

Double Bedroom with a step down from landing, two rear windows looking to the Garden and along Church Lane. Sections of sloped ceiling.

Family Bathroom

Spacious room with steps down from the landing, two windows, sections of sloped ceiling, partly tiled and offering cottage style suite WC, wash basin and bath with mixer/shower attachment.

Outside

The cottage is accessed by entrance doors to the front from the High Street and from the side on Church Lane and from the rear garden. Further up Church Lane is a driveway entrance to your garden, which features a wildflower garden and part lawn. Offering space for parking, access to a wide Garage and timber-built store shed. A mature well planted garden includes a feature tiered waterfall and wildlife pond. (External IP66 power points). A gate and pathway with natural rose arch leads down to a south facing sun-trap courtyard at the rear of the cottage with a variety of mature flowers and plants on the way. Near the Cottage is a useful three section brick/tiled construction outbuilding (formerly outside toilets).

Agents Note

A neighbouring property has a right of way to access

the driveway entrance from Church Lane to get to their own garage. From there they have their own access to their Cottage and do not come down through the garden or across the rear of the Cottage.



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High Street, Cawston Norwich

- Run a business from home? Thinking of a guest suite?
- 47 Ft (14mtrs) Office/Studio
- 3 Double Bedrooms, 2 Large Receptions
- Roomy Accommodation (Previously 2 Cottages)
- Mature Garden with feature Wildlife Pond (incl waterfalls)

Tenure: Freehold EPC Rating: F
Council Tax Band: C

Agents Note-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103912 - 0016

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