



Laurels Farmhouse
Laurels Road | Catfield | Norfolk | NR29 5BX

ENTERING A NEW ERA



“In the same family for decades, this handsome farmhouse has now come to the open market. Recently renovated from top to bottom, it benefits from period good looks and character with contemporary comforts.

Spacious rooms offer great flexibility for family life and entertaining,
while the secure garden is perfect for little ones or for soaking up the sun.

Enjoy walks on the doorstep and the best of rural life, just minutes from well-served towns and villages,
the Broads and the coast.”



KEY FEATURES

- A Handsome Farmhouse, Recently Renovated, situated on a Quiet Lane in the Village of Catfield
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Dining Room with Separate Utility Room, WC and Boot Room
- Two Reception Rooms
- Garage and Two Bay Car Port plus Driveway providing Ample Parking for Numerous Vehicles
- The Gardens consist of a Patio and Lawn with Field Views and extend to 0.6 of an acre
- There is Additional Land of 0.8 of an acre to the Front of the Property - Available by Separate Negotiation
- The Accommodation extends to 3,246sq.ft
- Energy Rating: C

In a glorious countryside setting down a quiet, little used lane, you'll find this handsome farmhouse standing proud. It's been stripped back to basics and completely updated, restored and upgraded, finished with great care and attention to detail, so it comes to the market in immaculate condition, as attractive as it is practical, ready for you to write the next chapter of its history.

Recently Restored

Dating back to the 1800s, this has always been a farmhouse, although for a while it was divided into two, and retains two staircases to this day. The house and surrounding land was originally part of the Catfield estate, which was later parcelled up and sold off. The family who currently farm the land here bought the farm in the 1960s and the house has been in their ownership ever since. It remained unmodernised until a few years ago, when the current generation undertook substantial works to bring the house back to its best. Everything has been stripped right back and redone, the rear extension rebuilt, new plumbing, electrics, bathrooms, you name it, they've done it. It's been a very special time for them and the house has proved itself to work for every stage of family life, from babies to teens.

A Sense Of Space

From first glance, the house impresses, with its handsome frontage. Entering from the front, you come into a large and airy reception hall that sets the tone for what's to come. On either side of the hall there's a good size reception room, one of which is currently a sitting room and one a playroom, previously a home office.





KEY FEATURES

To the rear of the property is the stunning open plan kitchen, dining and family room, with a triple aspect, bifold doors to the east and plenty of space for social occasions. The owners have used this room a lot when entertaining family groups and find it works really well, as you can easily accommodate a crowd. For day-to-day family life, its useful being able to keep an eye on everything going on across the rest of the ground floor. With a toddler and a teenager part of the family here, this ease is important. On a practical note, the kitchen leads to a cloakroom and utility room, with a boot room beyond. The latter has doors to the front and back, so when the owners' dogs are wet and muddy, they can stay in the boot room but still be able to wander in and out of the house and garden as they please.

Going Up In The World

Upstairs, the principal bedroom suite here is something special. Three windows frame views over the garden and farm, while the en-suite benefits from double basins and a large walk-in shower, all beautifully finished. The other three bedrooms are all a good size and even the galleried landing is wonderfully spacious and bright and a useable room. The recently refitted bathroom has both a bath and separate shower, so it's sure to suit whatever your preference. The vendors also have full planning permission to install 3 x dormer windows into the front elevation of the house in order to facilitate the conversion of the attic into further living accommodation.

A Great Area To Explore

Outside, the garage, has a Hormann insulated, electric, remote controlled door and also has hot and cold water with a sink and plumbing for a washing machine. There is also a car port, and plenty of parking on the drive, which sweeps around the front of the property. The whole garden is fenced, with post and rail fencing chosen so you can still enjoy the views, mesh added to keep out any rabbits and deer – and keep in your dogs. You also discover the original well, which is situated just outside the kitchen window. You can head straight out and enjoy strolls down the lane here (there's barely any passing traffic so it's very safe) and when you need to get out and about in the wider area, there's plenty to explore. You have a school in the village, another school and pre-school in a neighbouring village, plus supermarkets, shops and more in Stalham, Wroxham, North Walsham and Norwich. The Broads are five minutes down the road in Hickling, with a beautiful nature reserve too, and you can hop in the car and be at the beach very easily, whether you fancy a dip in water at Sea Palling, wandering the dunes at Winterton or spotting seals at Horsey.





























INFORMATION



On The Doorstep

In the village of Catfield you'll find a shop, pub, village hall, church and primary school. Five minutes in the car and you'll be in Stalham, which has a supermarket, weekly market, high school, library and more. Neighbouring Ludham is a lovely village that also has a vibrant community and plenty of amenities including a doctors surgery. You'll enjoy the proximity to Barton and Hickling Broads. If you're happier on dry land, there's still plenty to see here, with fishing, walking, bird watching and cycling all popular pursuits. You're just over five miles from a relatively unknown and very unspoilt stretch of coastline. Golden sands and far-reaching dunes make for some very scenic walks – and often you'll hardly see another soul. When you do need to get out and about for more practical reasons, you'll find this area surprisingly well connected. It's 30 minutes in the car to Norwich, 90 minutes to Cambridge and less than 2 hours by train from Norwich to London.

How Far Is It To?

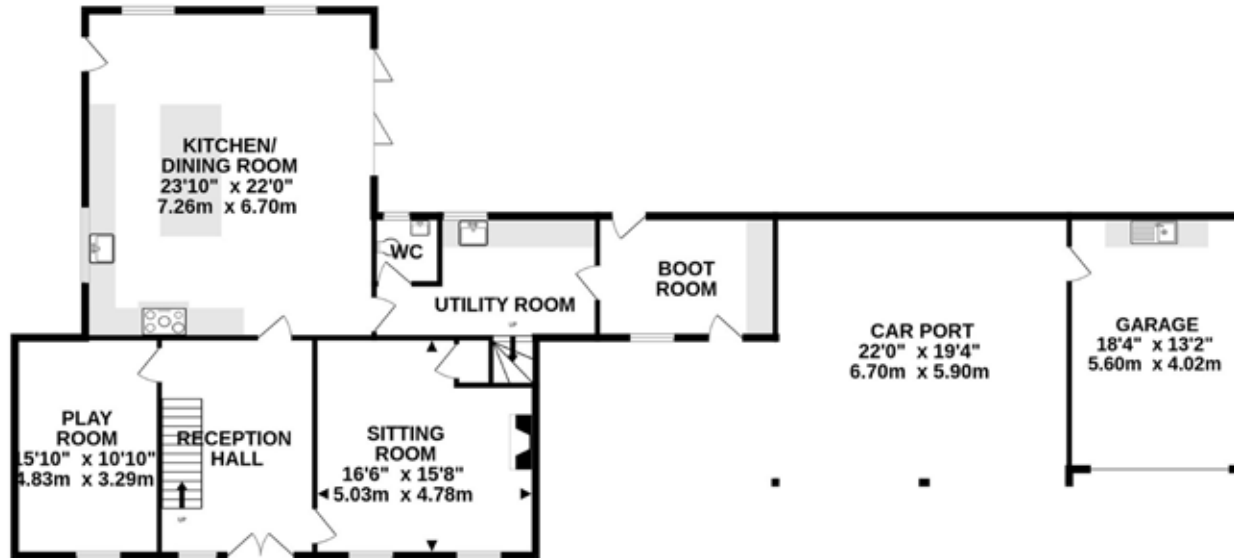
The village of Catfield is approximately 18 miles from Norwich where there is a large array of cultural and leisure facilities nearby, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

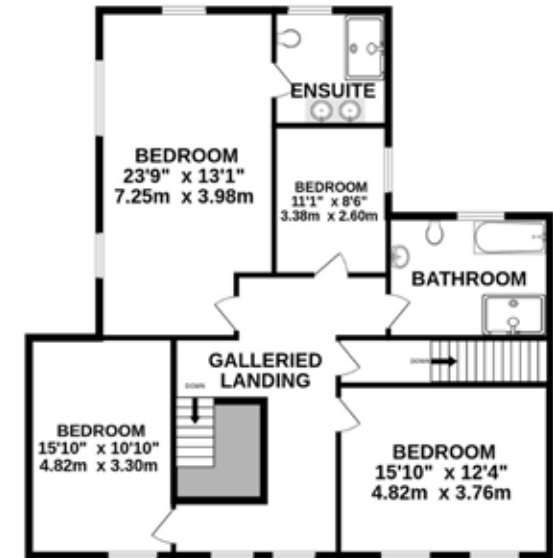
Leave Norwich on the A1151 Wroxham Road, passing through the villages of Wroxham, Hoveton and Smallburgh, where the road becomes the A149. Pass through Wayford, Stalham and Sutton and proceed along the A149 passing the turning for Catfield. Take the turning on your left into Potter Heigham Road, signposted for Hickling Broad. Take the first left hand turn into Laurels Road (signposted as a no through road) and follow the road until you see Laurels Farmhouse on your right hand side. Take a right turn onto the track and follow along, turning right into the driveway to the house

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Klargester Treatment Plant
Broadband Available - Fibre to Cabinet - vendor uses Comm-Tech
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Tax Band F
Freehold



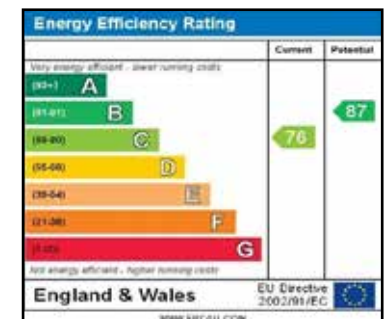
GROUND FLOOR
2057 sq.ft. (191.1 sq.m.) approx.



1ST FLOOR
1188 sq.ft. (110.4 sq.m.) approx.

TOTAL FLOOR AREA : 3246 sq.ft. (301.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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