



Catkin Cottage
24 High Street | Cawston | Norfolk | NR10 4AA

PICTURE PERFECT



“Pretty as a picture with its pantiled roof and cottage garden, this period home has views over to the village church.

Brimming with character, it’s more spacious than it first appears and has a wonderfully long and private rear garden, as well as a garage.

Next to the village hall and backing onto a playing field, it’s walking distance from the village amenities and from the Marriott’s Way.”



KEY FEATURES

- A Pretty Terraced Grade II Listed Cottage with Views over the Village Church
- Three Bedrooms; Ground Floor Bathroom and First Floor Shower Room
- Kitchen, Part Open to the Dining Room
- Sitting Room with Inglenook Fireplace and Log Burner
- Character can be Found Throughout with Exposed Brick and Beams
- Garden with Patio and Lawned Area
- Garage and Gated Driveway
- The Accommodation extends to 998sq.ft
- EPC Not Required

This pretty character cottage has a lot to offer, being surprisingly light and well proportioned, with heaps of charm. It also enjoys an excellent location. The owners love to walk or cycle to the nearby towns and to explore the countryside, heading up to North Norfolk on a regular basis or down to the vibrant city of Norwich. A fabulous family home, perfectly positioned for village life and for exploring the wider area, come see the cottage and you're sure to fall in love!

Family Friendly

Grade II listed and dating back to around 1710, this pretty row of cottages began life as one larger home. This particular cottage sits in the middle and benefits from a gorgeous original inglenook fireplace, among other original features. The owners came across the cottage when they were moving back into the area to be close to relatives. They wanted a home where they could put down roots and start their own family, but also one that had bags of personality and charm. This hit the spot. It's been well cared for in recent years and the owners have put their own stamp on it by updating the kitchen and bathrooms and redecorating throughout. They have chosen soft, calming colours that allow the original features to take centre stage, beautifully balancing the old and the new. It's been a very happy home to them, with both their children born and growing up here. The family have celebrated birthdays, Christmases, held barbecues and garden parties and so much more, making lots of lovely memories along the way.





KEY FEATURES

Surprisingly Spacious

On the ground floor, you come into the generous sitting room, its south-facing window filling the room with light. This is a great size room and ideal for entertaining in winter, when you can snuggle up with the beams overhead and the fire blazing away in the log burner. You move through into the dining room, again with lovely original oak beams, which is part open to the pretty country-style kitchen. Here you have a door to the garden for those summer days. The part open nature of the ground floor rooms creates a family friendly and sociable space where each area is clearly defined but you can be part of the conversation wherever you are in the house. Also on the ground floor is a family bathroom. On the first floor, the landing is spacious and leads to two bedrooms and a shower room. The larger bedroom faces south and looks over the village church. Stairs lead up to a lovely mezzanine bedroom that's perfect for an older child looking to have their own space.

Head Out And Explore

Outside, there's a long garden curving around to the west, getting the sun all day long. It's delightfully peaceful and private out here and feels very relaxing. There's plenty of room for little ones to play on the lawn and it's safe and enclosed for them too. You're next door to the village hall, so you can get to know other people in the village at the various events and groups held here. Children often gather on the playing field to the rear and there are regular football matches too. There's even an informal meet up for dog owners where the group heads off on walks down the Marriott's Way or across the surrounding countryside. The village also has a primary school, Post Office and shop. The owners often walk or cycle to the attractive neighbouring town of Reepham for a weekend brunch, or even to Aylsham, around an hour away. This is a beautiful market town where the streets are lined with period properties. You have Blickling nearby too, and the North Norfolk coast and historic city of Norwich are also within easy reach, so from here you really can make the most of everything this area has to offer.





























INFORMATION



On The Doorstep

Cawston offers a local shop, post office, a wonderful delicatessen and The Bell pub, built in 1673 with a cosy indoor feel and a pretty walled garden at the rear. The Ratcatchers Steak and Brasserie is a popular restaurant also in Cawston. There is a local primary school and the whole village is surrounded by peaceful farmlands and the Marriotts Way, a disused railway line providing a 26 mile footpath, bridleway and cycle route between Aylsham and Norwich. Aylsham is just under 5 miles from Cawston and Reepham is less than 3 miles drive from Cawston with Reepham recently being named as one of the best places to live in the UK by the Sunday Times. Both Aylsham and Reepham, as thriving market towns, have highly reputable schools including Reepham College which is rated 'Outstanding' by Ofsted. Both towns also offer independent eateries, shops, butchers and florists plus larger stores including Co-op and Tesco and good GP surgeries and pharmacies.

How Far Is It To?

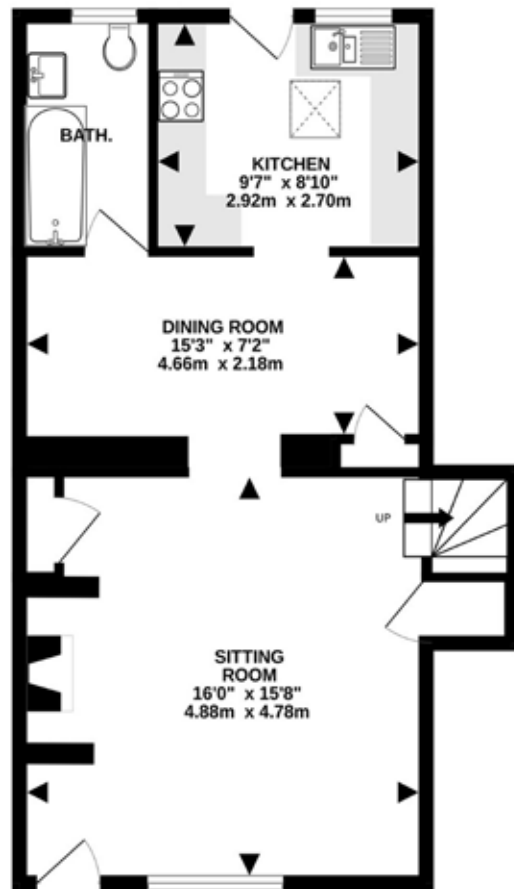
Cawston is equidistant to the stunning North Norfolk Coast and the historic Cathedral City of Norwich, accessible each way within 25 minutes/13 miles by car or bus. Norwich International Airport is less than 20 minutes from Cawston and offers flights to Turkey, Greece and Portugal to name a few. Norwich Train Station has a main rail link direct to London Liverpool Street and is 13 miles from the property. At just 11 miles away, the historic Georgian town of Holt is a charming rural north Norfolk town surrounded by parks. Holt's fine 18th century Georgian buildings make the town one of the most attractive in north Norfolk. The town is home to many art galleries, antique and book shops and places to eat located along the high street and tucked away in hidden, charming courtyards and alleyways. Bakers and Larners department store and Byfords are two landmark establishments in the town. The Norfolk Broads is also a 25-minute car journey with its assortment of water activities and picturesque landscape.

Directions

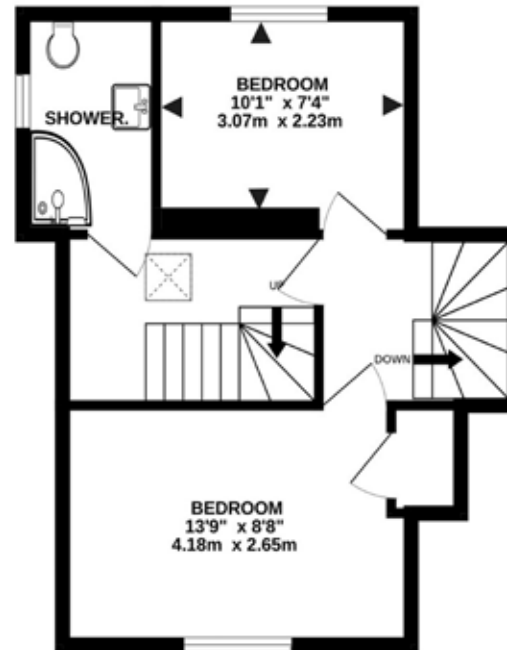
Leave Norwich in a northerly direction past the airport on the Holt Road, passing through the villages of Horsford and Marsham. Past Woodrow petrol station you will reach a roundabout, turn left into the village of Cawston and the property is at the far end of the village on the right, clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

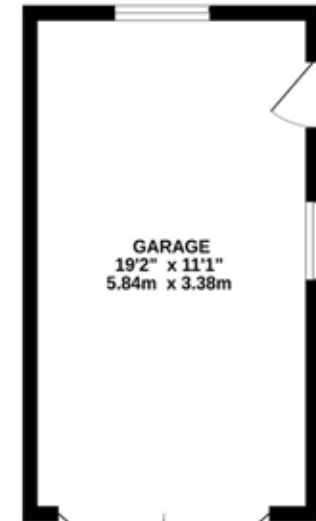
Oil Central Heating, Mains Water, Mains Drainage
Fibre Broadband Available - vendor uses Vodafone
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band B
Freehold



GROUND FLOOR
532 sq.ft. (49.5 sq.m.) approx.

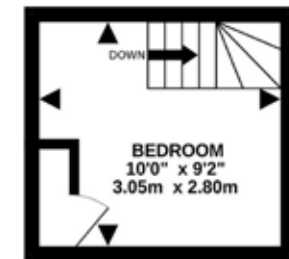


1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



GARAGE
19'2" x 11'1"
5.84m x 3.38m

GARAGE
213 sq.ft. (19.8 sq.m.) approx.



MEZZANINE
92 sq.ft. (8.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 998 sq.ft. (92.7 sq.m.) approx.
TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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HIGH STREET

24

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