



## New Street, Cawston

OIEO £260,000 Freehold

Tucked away in the peaceful village of Cawston, this beautifully presented 18th-century home dates back to 1743 and offers a rare chance to own a piece of Norfolk history. Rich in character and thoughtfully updated, the property is a harmonious blend of heritage detail and modern convenience, set in a quiet residential street within walking distance of local shops, a primary school, and open countryside. Behind its traditional frontage lies a home filled with warmth, originality, and charming period features, making it a perfect retreat for those seeking something unique. Whether you're looking for a full-time residence, a countryside getaway, or a home with holiday let potential, this property offers a wonderful balance of comfort and timeless appeal.

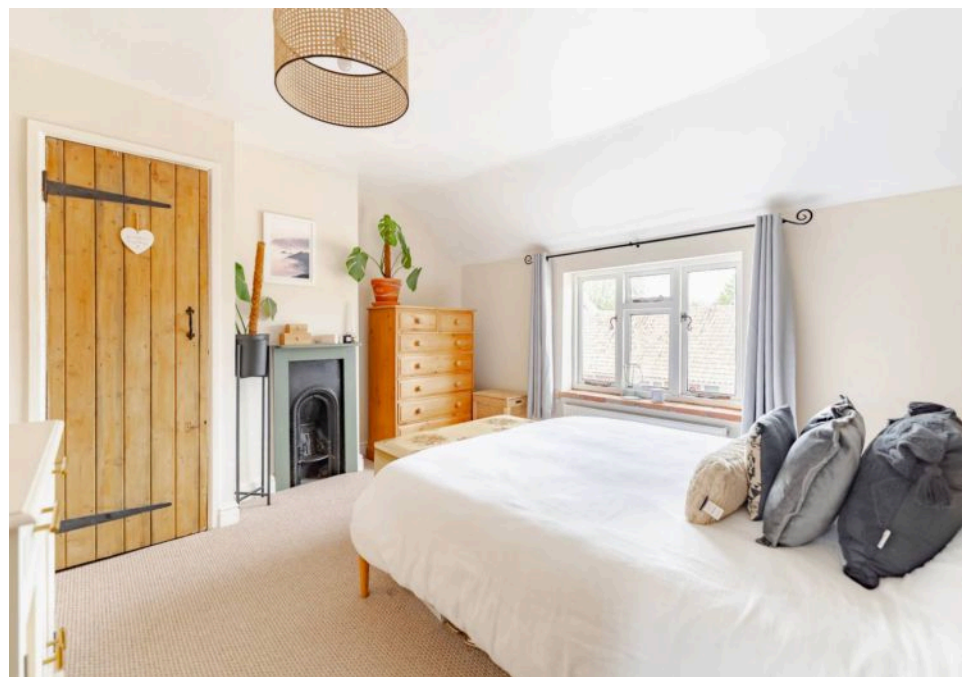


## Location

New Street is set in the established village of Cawston, surrounded by scenic countryside yet within easy reach of Norwich. The village offers a well-regarded primary school, a popular pub, a post office, and a community-run café, all within walking distance. Cawston is ideally positioned for exploring nearby towns and villages, including the Georgian market town of Aylsham, the thriving community of Reepham, and the picturesque village of Heydon, known for its traditional bakery and award-winning café. The nearby B1145 and A140 provide convenient road links for commuters and day-trippers alike. With peaceful lanes, easy access to Marriott's Way, and a strong sense of community, the area appeals to those seeking a rural lifestyle without compromising on local amenities or connectivity.



Stepping inside, you're welcomed into a warm and inviting atmosphere that immediately speaks to the property's age and character. The kitchen, located to the rear of the home, has been custom-built with handmade timber cabinetry and a solid marble sink surround that originated from nearby Blickling Hall. It is both practical and steeped in provenance, with open shelving, and solid oak worktops.





The kitchen flows into the lounge, a bright, comfortable room with exposed ceiling beams, a feature fireplace, and a unique reclaimed mantle salvaged from a local horse stable, which adds both narrative and warmth to the space.

The staircase leads to the first floor, where two well-proportioned bedrooms await. The principal bedroom includes built-in storage tucked into the eaves, while still offering space for wardrobes or additional furniture. The second bedroom, though slightly smaller, is full of charm and ideal as a guest room, study, or nursery. A tastefully updated three-piece bathroom is also found on this level, complete with tiled flooring, and a clean, contemporary finish that complements the home's overall feel.

Outside, the cottage-style garden provides a tranquil, green escape with a small patio area perfect for seating or potted plants. Mature planting and climbing wisteria bring seasonal colour and texture, adding to the cottage's storybook appeal. The property also benefits from off-road parking for two vehicles, located to the rear of the house, a valuable and convenient feature in this traditional village setting.

#### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Heating system: Wood burner with back boiler central heating

Council tax band - B

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: C



Ground Floor  
325 sq.ft. (30.2 sq.m.) approx.



1st Floor  
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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