



THE STORY OF

# The Bungalow Perry's Lane Farm

*Cawston, Norfolk*

SOWERBYS





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# The Bungalow Perry's Lane Farm

Cawston, Norfolk  
NR10 4HJ

Four Bedroom Detached  
Bungalow

Well-Presented  
Accommodation

Highly Versatile Layout

Offering Approximately  
1340 sq ft.

Peaceful Countryside Setting

Sought-After Village Location

Easy Reach of Amenities  
and Market Town

No Onward Chain

SOWERBYS NORWICH OFFICE

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Located amongst the Norfolk countryside and farmland, this well presented and spacious bungalow enjoys an idyllic location within a popular village and easy reach of two thriving market towns.

With over 1300 sq ft. of highly versatile accommodation, the well-proportioned home offers four/five bedroom options with each able to serve any number of flexible purposes.

Beyond ornate iron gates, the private driveway reveals the spacious and fully enclosed plot with ample off-road parking. A selection of receptions includes the modern fitted kitchen alongside the sociable open-plan sitting room/dining room with double doors leading to the garden.

A wealth of bedroom options allows superb flexibility for further snugs/ studies as needed whilst in its current layout, four double bedrooms are accompanied by a snug. The bedrooms are served by two modern and well-appointed shower rooms, located centrally within the home.

Outside, the wrap around plot is mostly laid to lawn with a sheltered terrace providing a secluded sun trap. Picturesque paddocks opposite offer further land which can be available by separate negotiation.







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 or tenant. 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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# Cawston

## QUAINT RURAL CHARM

Filled with historic buildings and a sense of rural charm, Cawston is nestled in the Norfolk countryside, around 13 miles north-west of Norwich. With a thriving community, regular events are held at the village hall, and there's a Post Office and store, pub and doctor's surgery.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Cawston is ideally situated for walking and cycling. The north Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in Reepham, just three miles away. Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday. There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.

The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.



### Note from the Vendor



“Beautiful countryside walks surround the area...”

Marriotts Way



### SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating.  
Drainage via septic tank.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0051-2330-1020-2427-5151

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///dolls.parting.chins

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's  
Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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