

SALES & LETTINGS

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Swallows Nest, Wood Street, Catfield, Norfolk, NR29 5DF

Swallow Nest is a stunning barn conversion, completed to the highest of standards in 2017, and has since been a treasured family abode. Located in the heart of the Norfolk Broads in the Broadland village of Catfield, surrounded by beautiful open countryside it enjoys an idyllic rural setting within easy reach of the River Ant and Barton Broad, the second largest of the Norfolk Broads and a haven for wildlife and nature lovers.

Located less than a mile to the east are the local village amenities that include a store and post office, the Crown public house, a church, the village hall and school. More extensive facilities can be found in the market town of Stalham, located approximately three miles to the north.

Set on a generous plot of approximately one third of an acre, the gardens have been transformed and are now beautifully landscaped to provide a tranquil setting perfect for socialising with friends and family. With surrounding field views the property is set back from the road and is approached over a shingle driveway providing ample off-road parking and access to a double cart lodge, lawn gardens, tiered raised flower beds, mature trees, a vegetable patch and a generous timber summer house.



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- AIR SOURCED HEATING
- DETACHED FAMILY HOME
- COUNTRYSIDE & FIELD VIEWS

- OPEN PLAN LOUNGE DINING ROOM
- APPROX. SIX MILES TO THE COASTLINE
- APPROX. ONE MILE TO BARTON BROAD

- STUNNING PRESENTATION THROUGHOUT
- TWO BEDROOMS, MASTER WITH EN-SUITE
- OFF-ROAD PARKING & DOUBLE CART LODGE

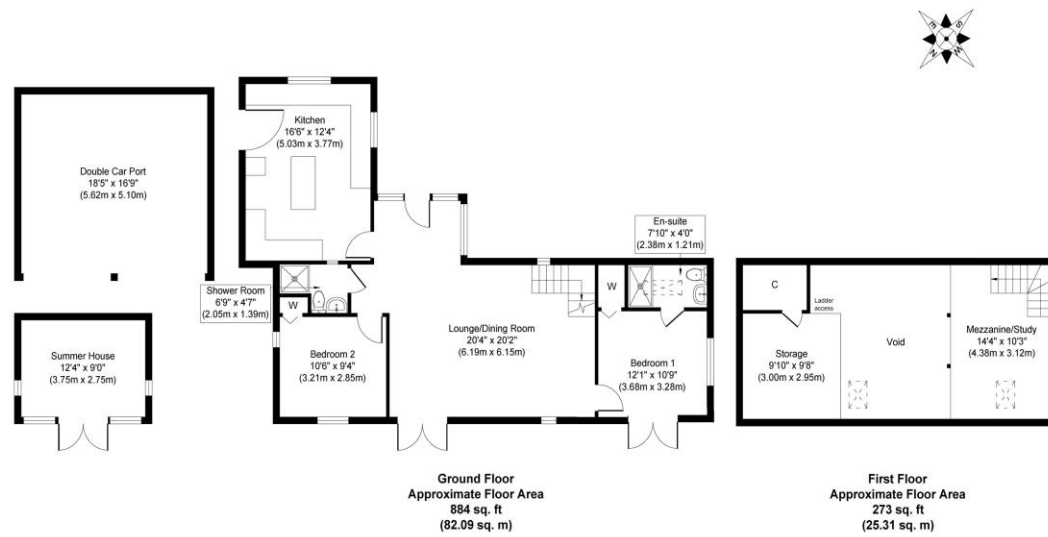
Beautifully presented throughout, this light and airy property enters into an open plan lounge dining room where a separate internal door leads into a modern kitchen fitted with granite worktops, a breakfast island and a range stove. Further doors lead into a family shower room and two bedrooms, both with built in storage and the master with an en-suite. Stairs from the dining area provide access to a mezzanine floor where there is a study or additional sitting room as well as generous storage. Double doors in both the lounge dining room and master bedroom over look and open out to the rear garden.

The property is further complimented in its proximity of approximately six miles to the Norfolk sandy shoreline at Waxham or Sea Palling or for some retail therapy the capital city of Norwich lies approximately eighteen miles to the south west.





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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 106 A |
| 81-91 | B | | |
| 69-80 | C | 79 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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|---|---|--|---|---|---|---|
|  |  |  |  |  |  |  |
| Sales | Property Auctions | Lettings | Property Management | Sale/ Rental Valuation | Estate Administration (Probate) | Land & New Homes |
|  |  |  |  |  |  | |
| Second Home Service | Property Cleaning Service | Mortgages | Solicitors | Surveyors | Service Providers | |



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Stobart & Hurrell
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
 01603 782 782

