Aldreds
Estate Agents

Swallows Nest Wood Street, Catfield, NR29 5DF

£600,000

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- Wonderful Detached Barn Conversion
- Stunning Double Height Living Space with Mezzanine Level
- HIgh Quality Fixtures & Fittings
- Generous Garden of approx 1/4 Acre (stms)
- Lovely Farmland Views
- Two Double Bedrooms with Master En Suite
- Underfloor Heating Via Air Source Heat Pump
- Huge Attention to Detail
- Double Cart Shed Garage and Storage Container
- Early Internal Viewing Highly Recommended

Aldreds are delighted to offer this stunning barn conversion, located in an idyllic rural setting within the popular Broadland village of Catfield. This well finished property has been converted by the current owners to a high specification throughout with high quality fixtures and fittings, underfloor heating via air source heat pump and a wonderful attention to detail.

The property sits in delightful mature gardens of approximately a quarter of an acre (stms) and offers spacious driveway parking, a double timber 'cart shed' garage and an additional parking and storage area to the rear, ideally for boat or caravan. The accommodation offered includes two generous double bedrooms with a master en-suite, an impressive double height, open plan living space, kitchen breakfast room, shower room and a mezzanine sitting room/study area. Internal viewing is highly recommended to appreciate this bespoke Norfolk Broadland home.

Kitchen/Breakfast Room 16'5" x 12'4" (5.02m x 3.78m)

Glazed entrance door, windows to side and rear aspects, vaulted ceiling with exposed beam and two Velux roof lights, a range of high quality kitchen units with granite work surface, ceramic sink drainer with mixer tap, range cooker with extractor over, integrated dishwasher and wine fridge, plumbing for American style fridge-freezer, integrated breakfast bar & island unit, door giving access to;

Living/Dining Room 20'2" x 20'2" reducing to 14'1" (6.17m x 6.16m reducing to 4.31m)

A superb, partially double height living area with vaulted ceiling, exposed beams with full height glazing and door to rear aspect, French doors window and velux roof light to front aspect, multi fuel stove, power points, television point, telephone point, wall lighting, Oak and glass staircase leading to mezzanine level, doors leading off;

Mezzanine Sitting/Study Area 14'4" at max x 10'1" (4.37m at max x 3.09m)

A wonderful additional space above the main living area with power points, LED ceiling lighting, telephone point, television point, Velux roof light to front aspect.

Mezzanine Storage Space
Accessed via removable timber steps from the living area and used as an occassional study space by the current owenrs. Slit arrow window to side aspect, power points, telephone point and a plant cupboard housing pressurized hot water cylinder and underfloor heating manifold.

Master Bedroom 12'0" x 10'9" (3.67m x 3.28m)
Glazed French doors to front aspect, window to side aspect, built-in wardrobe, power points, television point, vaulted ceiling with inset LED ceiling lighting, door door giving access to;

En-Suite Shower Room
Velux roof light to side aspect, part tiled walls, white suite comprising of a low level w.c, hand wash basin with mono bloc tap, tiled shower cubicle, heated towel rail.

Bedroom Two 10'5" x 9'4" at max (3.2m x 2.85m at max)
Windows to front and side aspects, built-in wardrobe, power points, television point, LED ceiling lighting.

Shower Room
Tiled shower cubicle, low level w.c., pedestal hand wash basin, part tiled walls, heated towel rail, ventilation.

Directions

From Aldreds Stalham office, proceed towards Great Yarmouth along the A149. After approximately four miles, turn right signposted Catfield. Turn next right into Plumsgate Road and continue for about half a mile until you reach the junction with Wood Street, proceed to the right and continue as the road turns to the right, passing the livery yard on the bend, where the property can be found just beyond, on the left hand side.

Underfloor Heating
The property offers zone controlled underfloor heating via an air source heat pump throughout the ground floor, which is all ceramic tiled.

Outside
The property sits in a spacious plot of approximately a quarter of an acre (stms) with a generous shingled driveway accessed through a timber five bar gate. The driveway extends to the side of the property to provide ample parking space for a number of vehicles leading beside the cart-shed garage to an additional parking area to the rear, ideal for caravan or boat storage with a sited 20' x 8' x 8' shipping container for additional storage space.

Cart Shed Style Double Garage 18'5" x 16'8" (5.62m x 5.1m)
Of a timber framed construction with a pantile roof, power and lighting.

Gardens
The property offers beautifully landscaped gardens, divided into two main areas, laid to lawn with a variety of well stocked shrubbery and planting, raised beds and shingled pathways. A particular feature of the rear garden is the timber summerhouse with decked area to the end of the garden path from the front of the property. The summerhouse offers power points and a television point.

Tenure
Freehold.

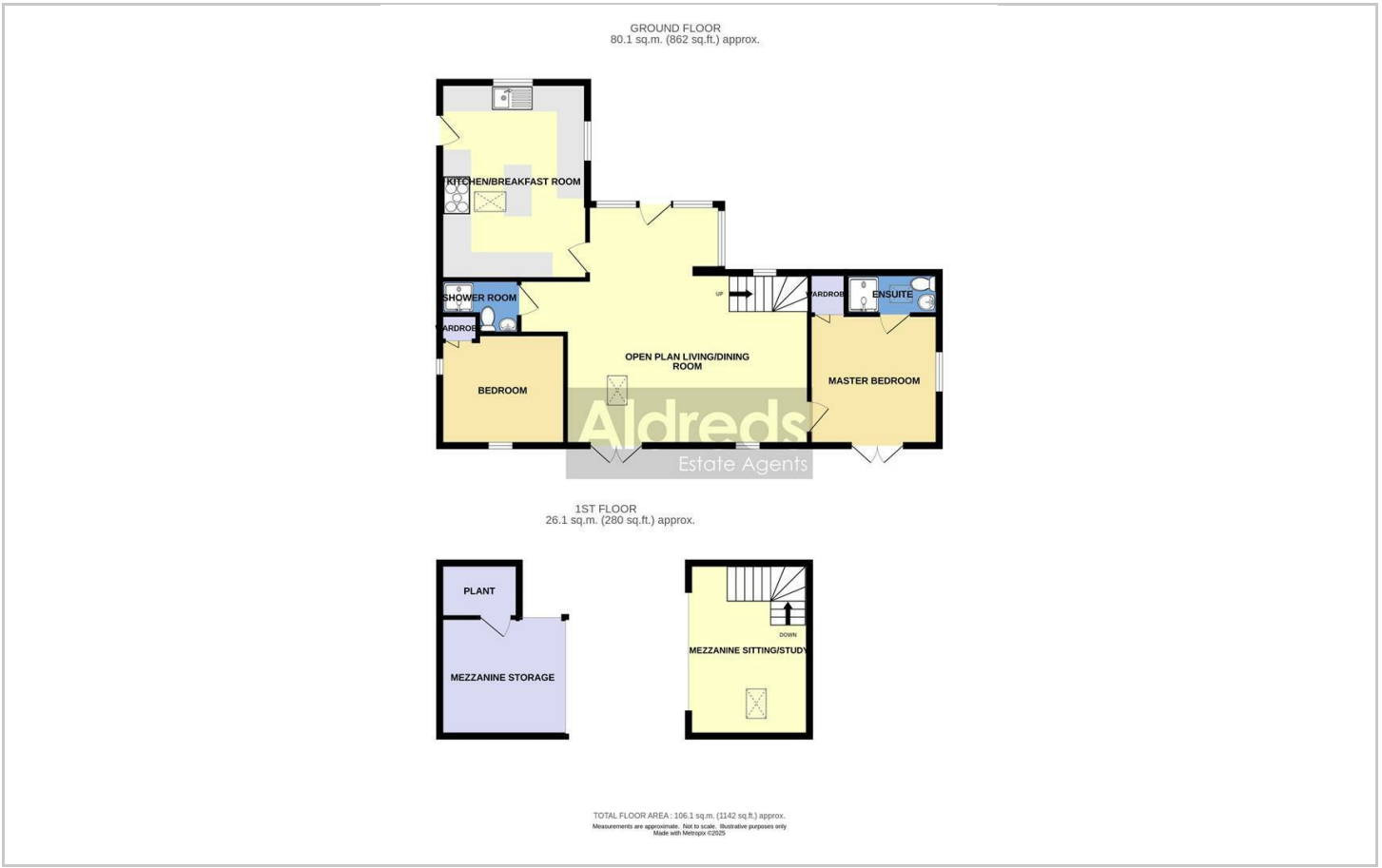
Services
Mains water and electric. Drainage via septic tank.

Council Tax
North Norfolk District Council - Band: B.

Location
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

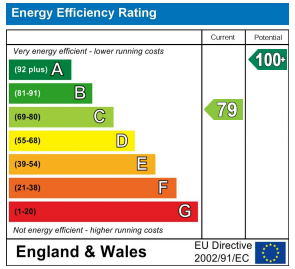
Reference
PJL/S9953

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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