



The Rose House

Limes Road, Catfield, Great Yarmouth, Norfolk NR29 5DG

BROWN & CO



The Rose House, Limes Road, Catfield, Great Yarmouth, Norfolk NR29 5DG

A quintessential Georgian detached house, built 1760, enjoying an enviable position in the popular village of Catfield. Four/five bedrooms, well arranged and spacious living accommodation and charming gardens together with a successful holiday let deriving a good income.

GUIDE PRICE - £525,000



DESCRIPTION

The Rose House dates to Georgian times and represents a lovely opportunity to live tucked away in a special place, with privacy and the added benefit of a successful holiday let within proximity to the main house. The whole property has been lovingly cared for with the current owners enjoying the house for some 40 years having raised their family here. The whole property will be of great interest to a wide variety of buyers keen to establish themselves in a property with excellent potential.

The property is approached at the front into an entrance hall serving the staircase and the principal ground floor rooms which include the sitting and dining rooms; both enjoying attractive fireplaces. The property flows well throughout the ground floor which leads through to the kitchen at the rear as well as the snug, known as the bread oven room and a further reception room that leads out to the terrace and associated gardens. In addition, there is a cloakroom and dining room.

On the first floor the landing provides access to four bedrooms and back landing and a family bathroom. The views over the gardens at the rear are delightful.

The Rose House is approached at the side into a shingled driveway which serves both the house and holiday let complex. There is parking here for a number of vehicles and a separate area for guests.

The main gardens are at the rear of the house and offer an incredibly private feel, being beautifully established with mature hedging and fine trees which form the boundary. The gardens are mainly laid to lawn with a distinctive display of deep flower beds and herbaceous borders together with a number of very useful outbuildings comprising the summer house, shed and two greenhouses. The views back towards the house are a particular feature of The Rose House.

Holiday let – Much of the attraction to the property will be the key ingredient of the holiday let complex being constructed of brick and flint elevations under a pantile roof, a former barn/bullock shed. The accommodation is well arranged with a striking central staircase acting as the main feature which leads up to the first-floor mezzanine bedroom. On the ground floor there lies a kitchen/dining/sitting room, bedroom and bathroom. A particular feature is the stained glass window, a similar one in the main house and the creative use of flint and brick in the restoration of this fine building by craftsman.

The solar panels are included in the sale.

Services – Mains water, mains electricity, oil fired central heating, private drainage system.

Local authority – North Norfolk District Council. Council tax band – E

LOCATION

Catfield is situated in East Norfolk in the heart of Broadland, close to Ludham and Catfield and within easy reach of Stalham, Horning and Wroxham. This is an excellent opportunity to live tucked away in a rural position yet within easy reach of local shopping and transport facilities.

DIRECTIONS

Proceed out of Norwich on the Yarmouth Road which merges with the A47 trunk road. Continue until reaching Acle then take the bypass round the town and go over main roundabout and then over Acle Bridge. Continue along the road, taking the first left turn to Potter Heigham and then turn left at the main junction. Continue along the A149 and take the left turn into New Road and then left into The Street. Follow The Street heading past The Crown Inn and then take the next left into Limes Road. The property is on the left.



AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



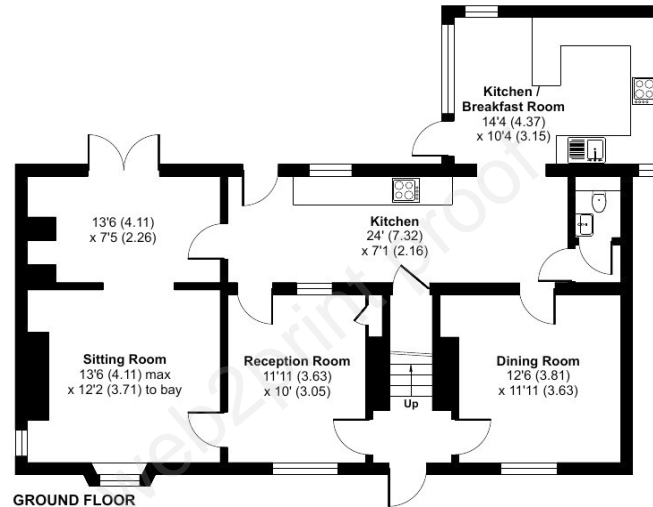
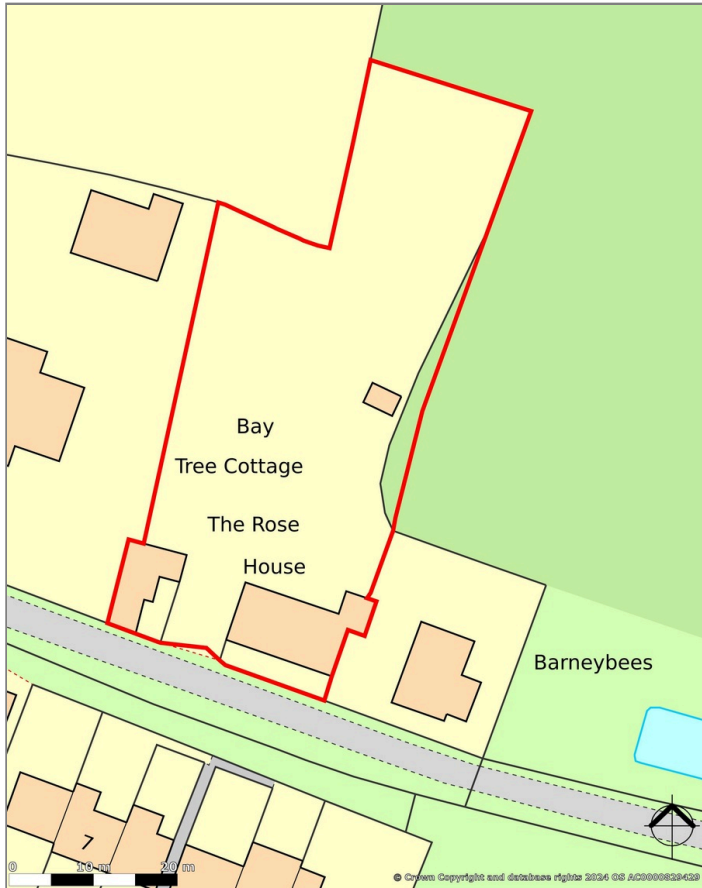
Limes Road, Catfield, Great Yarmouth, NR29

Approximate Area = 1835 sq ft / 170.4 sq m

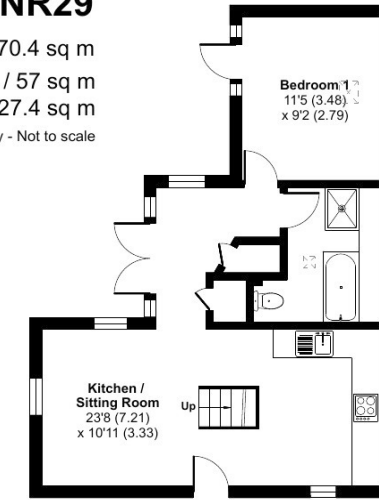
Annexe = 614 sq ft / 57 sq m

Total = 2449 sq ft / 227.4 sq m

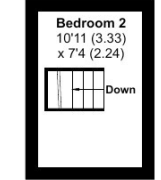
For identification only - Not to scale



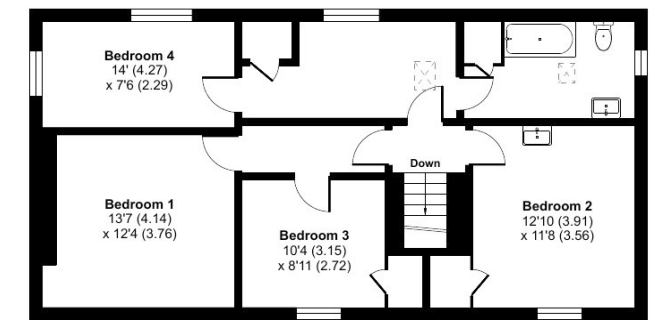
GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1174522

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in September 2024. Ref. 058503

Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

BROWN & CO
 Property and Business Consultants