



## Goosepie Farm Cottage

5 Booton Road, Cawston, Norwich, Norfolk, NR10 4AH

**BROWN & CO**







## Goosepie Farm Cottage, 5 Booton Road, Cawston, Norwich, Norfolk, NR10 4AH

A delightful four bedroom farmhouse in charming walled gardens with extensive parking and garaging.

Acreage - 0.284 acres

£550,000



### DESCRIPTION

Goosepie Farm Cottage comprises a delightful, detached four-bedroom farmhouse constructed of traditional red brick elevations under a pantile roof. The house is pleasantly situated in a rural pocket on the fringes of the village of Cawston, close to the sought after and thriving market towns of Aylsham and Reepham. Surrounded by undulating countryside, the house will be of great interest to buyers having never been on the open market.

The house is approached at the rear, but traditionally there is a door at the front which opens into the main entrance hall. The accommodation is well arranged with the hall providing access to a shower room, kitchen dining room, staircase to the first floor and the sitting room. The principal sitting room is a charming space with its log burner and French doors open out over the front gardens. There are also superb views out over the associated gardens at the rear. A boot room is located off the kitchen and provides useful storage.

On the first floor there are four spacious double bedrooms accessed off the landing. The principal bedroom enjoys an en-suite bath, whilst bedrooms two and three benefit from fitted wardrobes.

The gardens and grounds are an outstanding feature of no5 and amount to 0.284 acres. They are approached at the rear of the house via electric gates into an extensive parking and turning area

which leads up to the single detached garage/workshop, also of red brick construction under a pitched, pantile roof.

There are both front and rear gardens to the house, the front gardens are beautifully walled and offer a high degree of privacy from neighbouring properties. The terrace wraps around the house superbly and provides ample room for dining and entertaining. The gardens at the rear are mainly lawned with an attractive wall which forms part of the boundary.

This is a wonderful opportunity to live tucked away in a special place, whilst being within striking distance to the market town of Aylsham and the coast.

Barns and additional land are available by separate negotiation through the selling agents.

Services - Mains water, mains electricity, mains drainage, oil fired central heating.

Local authority - North Norfolk District Council.

### LOCATION

Located amongst other properties in a semi-rural setting, it lies just a short walk from Cawston village centre. Cawston is a pleasant, well served village located almost mid-way between Aylsham and Reepham and approximately 13 miles north of Norwich.

### DIRECTIONS

Leaving Norwich on the Holt Road head through Horsford on the B1149 and continue along this road for approximately 8 miles.

As you approach the roundabout take the first exit signposted for Cawston. Continue on the B1145 and head through the village. Take a left turn into Booton Road and the property will be found on the left hand side, approximately 160 yards into Booton Road.

### AGENT'S NOTES:

- (1) The red outline title is a guide and any buyer will need to form a new title to be agreed by the vendors and their solicitor as part of the conveyance.
- (2) 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.
- (3) 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**

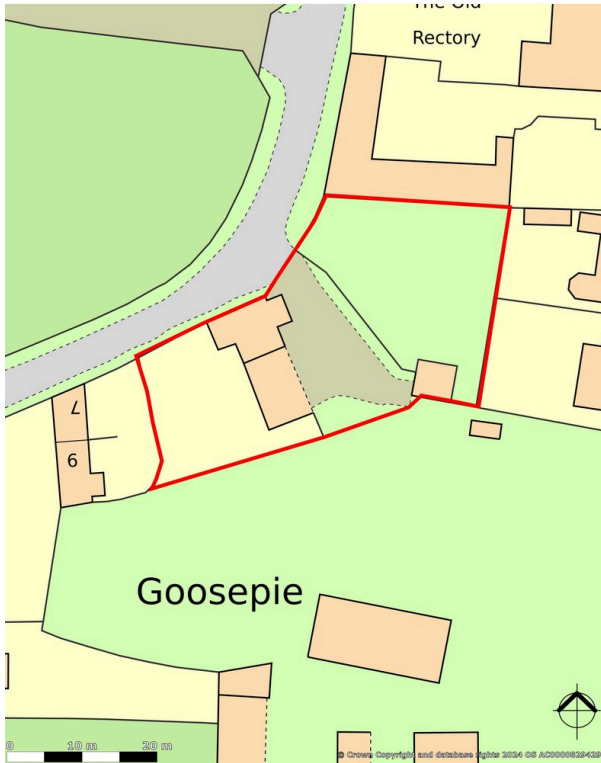




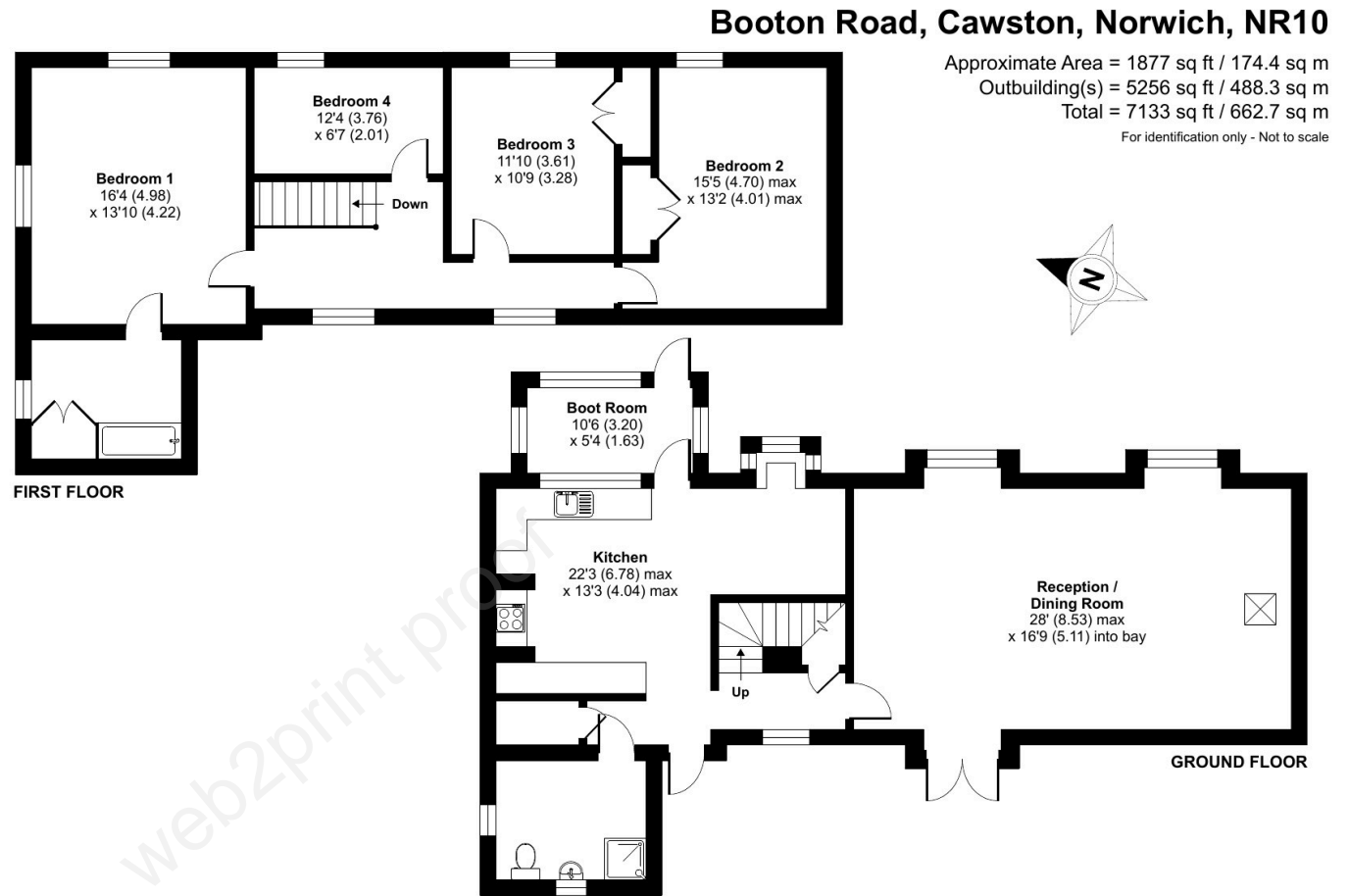








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Brown & Co. REF: 1215611

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