



Green Farm Cottage  
The Green, Paston, Norfolk, NR28 9SZ

**BROWN & CO**







## Green Farm Cottage, The Green, Paston, Norfolk, NR28 9SZ

A character cottage with 4 bedrooms in rural position in east Norfolk, close to North Walsham and within striking distance to the north Norfolk coast, within easy reach of Norfolk Broadland and the city of Norwich. Delightful grounds and paddock with privacy, in all amounting to just under an acre (STMS).

£325,000



### DESCRIPTION

Green Farm Cottage comes to the market for the first time in many years and is an unusual opportunity to acquire a super detached traditional cottage in a rural position.

The property is constructed of brick and flint, with a pitched main roof, and the accommodation works very well, with back entrance hall providing access to the bathroom room and utility area and leading through to the kitchen/breakfast room and sitting room. There are 4 bedrooms arranged around the landing on the first floor (one of the bedrooms has restricted head height).

A rear shed which forms part of the property could be incorporated into the cottage to provide further accommodation if required, subject to planning approval.

Outside, the grounds are an important aspect, and the green at the front is included on the basis of such rights, title or interest as are currently held by the sellers and pending land registration.

Otherwise, the grounds to the rear include the garden and large shed, together with a paddock which is suitable for a

number of purposes and would be a good option for those interested in having a pony or something like that.

The property has been let for many years but has been well maintained and having recently been vacated is in reasonable condition throughout. Any buyer may well wish to carry out improvements at some stage, but the house is ready for immediate occupation.

### LOCATION

Paston is situated about 4 miles to the north-east of North Walsham, within easy reach of the coast, and in particular Mundesley is within striking distance with access to all the beaches and this lovely part of Norfolk.

Much of the charm of the property rests with the unspoilt location and the views out across the green, and the quiet lanes are all located around here where the cycling is good.

North Walsham provides excellent local shopping and transport facilities, including a train station serving Norwich and Sheringham, with local school and good shops and amenities and a weekly market. Otherwise access to Norfolk Broadland is good and the city of Norwich is about

19 miles away, providing all the facilities expected of the cathedral capital city.

### DIRECTIONS

From Norwich Walsham, follow the B1145 to Swafeld. At the junction where signposted to Trunch and Gimingham continue on the B1145 towards Knapton. Once in Knapton continue straight over the junction into The Street, heading towards Paston. At the fork in the road turn right towards Paston Green and at the junction turn left and Green Farm Cottage will be seen 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

# The Green, Paston, North Walsham, NR28

Approximate Area = 1164 sq ft / 108.1 sq m

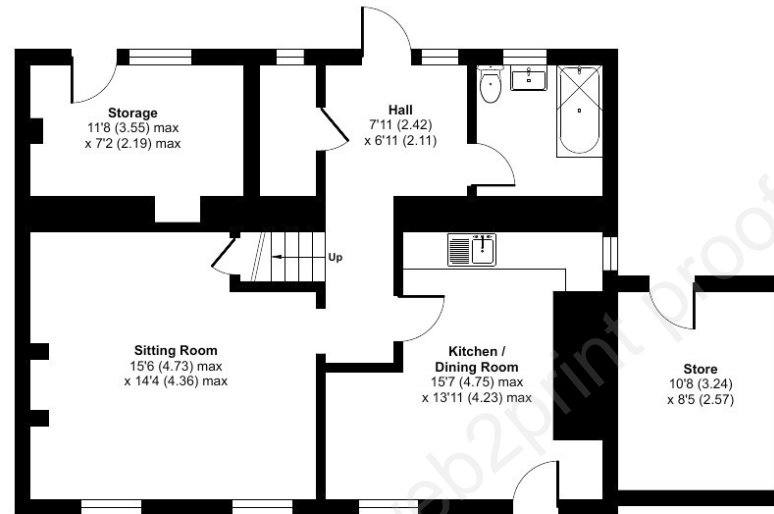
Garage = 166 sq ft / 15.4 sq m

Outbuildings = 173 sq ft / 16 sq m

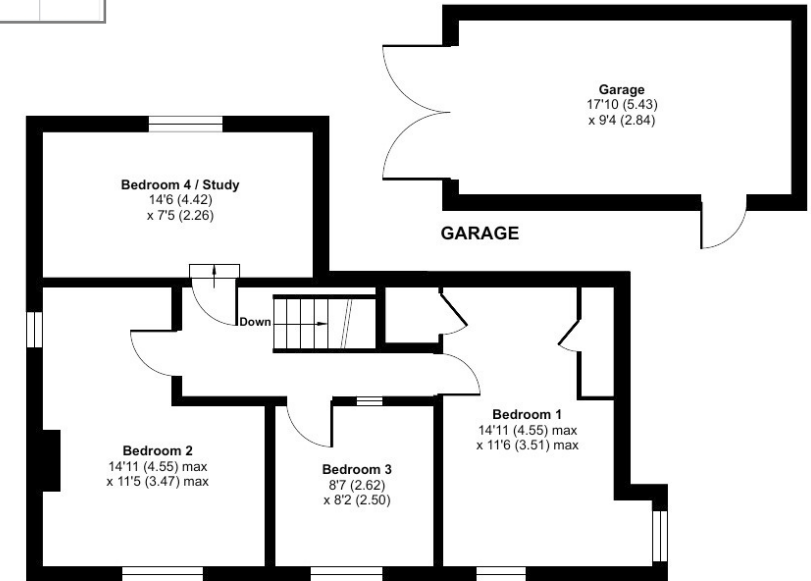
Total = 1503 sq ft / 139.6 sq m

For identification only - Not to scale

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brown & Co. REF: 1252736

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