



Westland Southgate, Cawston Norwich NR10 4HY

welcome to

Westland Southgate, Cawston Norwich

A truly rare opportunity to secure yourself a period, detached house neighbouring open fields, with paddock and outbuildings - ripe for modernising and remodeling. NO ONWARD CHAIN.



Description

We are truly delighted to be offering this individual property for sale!

It is exactly what so many ask us for, but is something that is rarely available.

A detached, period cottage with paddock in grounds of approximately 1.99 acres (stms), adjoining outbuildings and open field neighbouring.

Priced to encouraged early interest but also to reflect the need / potential to modernise and remodel, to make this home of your own in a country setting.

Subject to local authority regulation there is clearly potential and plenty of space to extend or even maybe provide and annex or AirBnB suite. Situated just outside the village of Cawston with its amenities and within approximately 10mins of the Historic Market Town of Reepham and also included in highly regarded schooling. 30mins from the North Norfolk Coast and Norwich Airport and is offered for sale with NO ONWARD CHAIN.

Entrance Porch

Brick built and with tiled roof, double-glazed window to either side and double-glazed double entrance door. Opens to

Lounge

13' 10" x 13' 2" (4.22m x 4.01m)

With double-glazed front window, beam spanning the room, brick work fireplace with wood burner, door to cottage stairway.

Dining Room

13' 2" x 11' (4.01m x 3.35m)

With double-glazed front window, serving hatch from kitchen, brick work fireplace with alcove to either side of chimney breast with display shelving fitted.

Home Office Reception Room

12' 10" x 9' 6" (3.91m x 2.90m)

With double-glazed double doors opening out to the front of the property, fitted base unit with stainless steel sink.

Ground Floor Bedroom

12' 2" x 11' 6" (3.71m x 3.51m)

With double-glazed front window.

Rear Hallway

With fitted cupboards and linking rooms to the rear with a door opening from the lounge. Wood block flooring.

Kitchen Breakfast Room

10' 2" x 7' 1" (3.10m x 2.16m)

With double-glazed rear window, fitted range of base units, work surfaces with single drain and sink unit, slot in cooker space, small cooking range. Wood paneled in part and with cupboard. Natural wood block flooring.

Utility Room

With triple aspect outlook to the rear of the property from two large double-glazed rear windows and windows to either side, plus part glazed door opening outside to rear veranda. Plumbing and space for washing machine and dryer, fitted cupboards.

Shower Room

With fitted cupboards, wood paneling, WC, wash basin and shower cubicle.

Landing

With two double-glazed front windows overlooking paddocks and three doors opening off.

Bedroom 1

10' 7" max x 7' 10" max narrowing to 7' min (3.23m max x 2.39m max narrowing to 2.13m min)

10'7" max x 7'6" min and 7'10"max x 7'min -Double-glazed rear window, built-in cupboard, wall beams spanning the room, section of sloped ceiling.

Bedroom 2

10' 7" x 9' 8" (3.23m x 2.95m)

Double-glazed rear window , decorated wall beams spanning the room, section of sloped ceiling.

Bedroom 3

13' 9" x 9' 5" at chimney breast (4.19m x 2.87m at chimney breast)

Double-glazed front window overlooking paddock to front, vaulted ceiling, chimney breast, wardrobe cupboard.

Outside

A straight shingled driveway approaches the property from the road and runs along a large, partially fenced grass paddock off to one side. There is a double timber built stable building within the paddock. In front the property is plenty of shingled parking and turning space. There are areas of lawn, flower and shrub beds, borders and fruit trees about. Access either side of the property around to the rear. Adjoining brick built outbuildings have power and light and measure 11'6" x 11'3" and 14'11" x 11'5". A car port sits in front of a garage 18' x 9'5" with power and light and brick walls. To the rear of the property further lawns extend with a former drainage ditch which could be landscaped to provide a nice water feature as it has 3 established Willow trees within it. There is a summer house, a kennel , stores and adjoining the property a covered veranda area 14'10" x 8'8" with brick built pillars. Also a very useful gardeners cloaks and WC with double-glazed window. The property also enjoys the benefit of a second driveway by right of way via a neighbouring property, accessed from Heydon Road.

** Agents Note

We would advise any prospective buyer to check with the local authority that the any plans to change this property or add to it in any way meet with there regulations. Local Authority Broadland District Council 01603 431133

** Agents Note

Currently the vendors details do not match the registered title at Land Registry.this follows an in-family purchase by our client and tardy LR process- his solr is working on it already. Please ask the branch for more details.



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welcome to

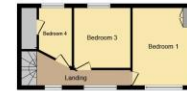
Westland Southgate, Cawston Norwich

- Detached, 4 Bedroom, Period Cottage
- Paddock in Grounds to approximately 1.99 acres (stms)
- Adjoining Outbuildings
- 3 Reception Rooms
- Ripe for Modernising and Remodeling

Tenure: Freehold EPC Rating: E

offers in excess of

£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103666 - 0005

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