



The Old White Horse

£750,000

A stunning and versatile six bedroom property, situated with the popular village of Cawston.

This home boasts THREE properties, plus hair/beauty salon in one residence, consisting of a former pub now a four-bedroom detached house, a one-bedroom detached cottage and a first-floor self-contained apartment.

The House

The detached house offers, an extended living room, a spacious dining room with an inglenook style fireplace, a spacious modern fitted kitchen/breakfast room, plus a utility room and ground floor cloakroom.

Upstairs, there are four bedrooms, with three being double sized with bedroom one being complemented by a stylish en-suite shower room. The other bedrooms are serviced by a four-piece bathroom suite.

The Cottage

The detached cottage consists of a generous living room and central kitchen, there is also a ground floor bedroom. Upstairs, there is a bedroom with an en-suite cloakroom area. This property is currently tenanted but will be offered with vacant possession on completion.



The Apartment

The first-floor apartment offers modern accommodation, with a spacious open plan living room/ kitchen area, the kitchen consists of a range of base and eye level fitted units and recess for appliances. Further on, there is a double bedroom that is complemented with an en-suite shower room.



The Salon

The salon consists of a 20ft main salon with its own entrance door from the street. There is a kitchenette area and separate cloakroom.



Outside

The property has a central courtyard area with double gate to road, also providing additional access to the salon, plus an underpass storage area that leads to a garden with laid to lawn grass and gated access. The cottage and apartment both benefit from their own entrance doors.



Services

The property has oil fired central heating.

Mains drainage, electricity and water are connected.

Situation

Cawston is a Broadland village situated roughly 3 miles from Reepham and falls within the Reepham school catchment area.

Cawston is also around 5 miles from the North Norfolk market town of Aylsham and 15 miles from the North Norfolk coastline.

The village itself has a 'good' OFSTED rated primary school (last inspected 2019), a village hall, convenience store with post office, delicatessen and Bell Inn pub/restaurant.



Directions

To find the property from Reepham, head out of the town along the B1145 Cawston Road in direction of Cawston from approximately 3 miles.

Enter the village, passing the village hall and then continue along the High Street.

Turn right into Norwich Road and then immediately right into New Street, where the property will be found on the left hand side.

Useful Information (where is the nearest?)

Doctors – Reepham Surgery (3 miles)

Dentist – Reepham Dental Care (2.6 miles)

Hospital – Norfolk & Norwich University Hospital (15.5 miles)

Primary school – Cawston Primary School (0.3 miles)

Secondary school – Reepham High School (3.2 miles)

Train station – Wymondham (21.1 miles) or Norwich (19.4 miles)

Airport – Norwich International Airport (14 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Reepham office and the property reference is AR0108.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





First Floor Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

2914.92 ft²
270.81 m²

Reduced headroom

117.97 ft²
10.96 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

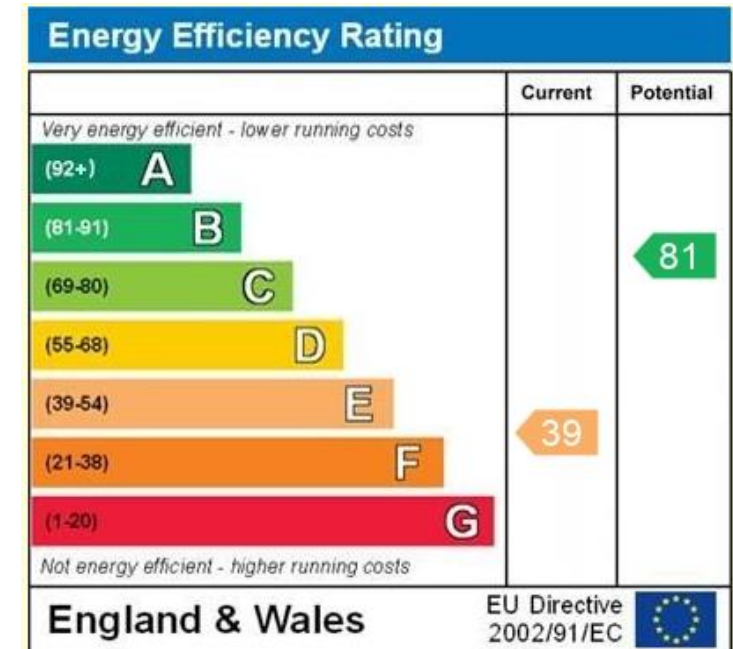
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

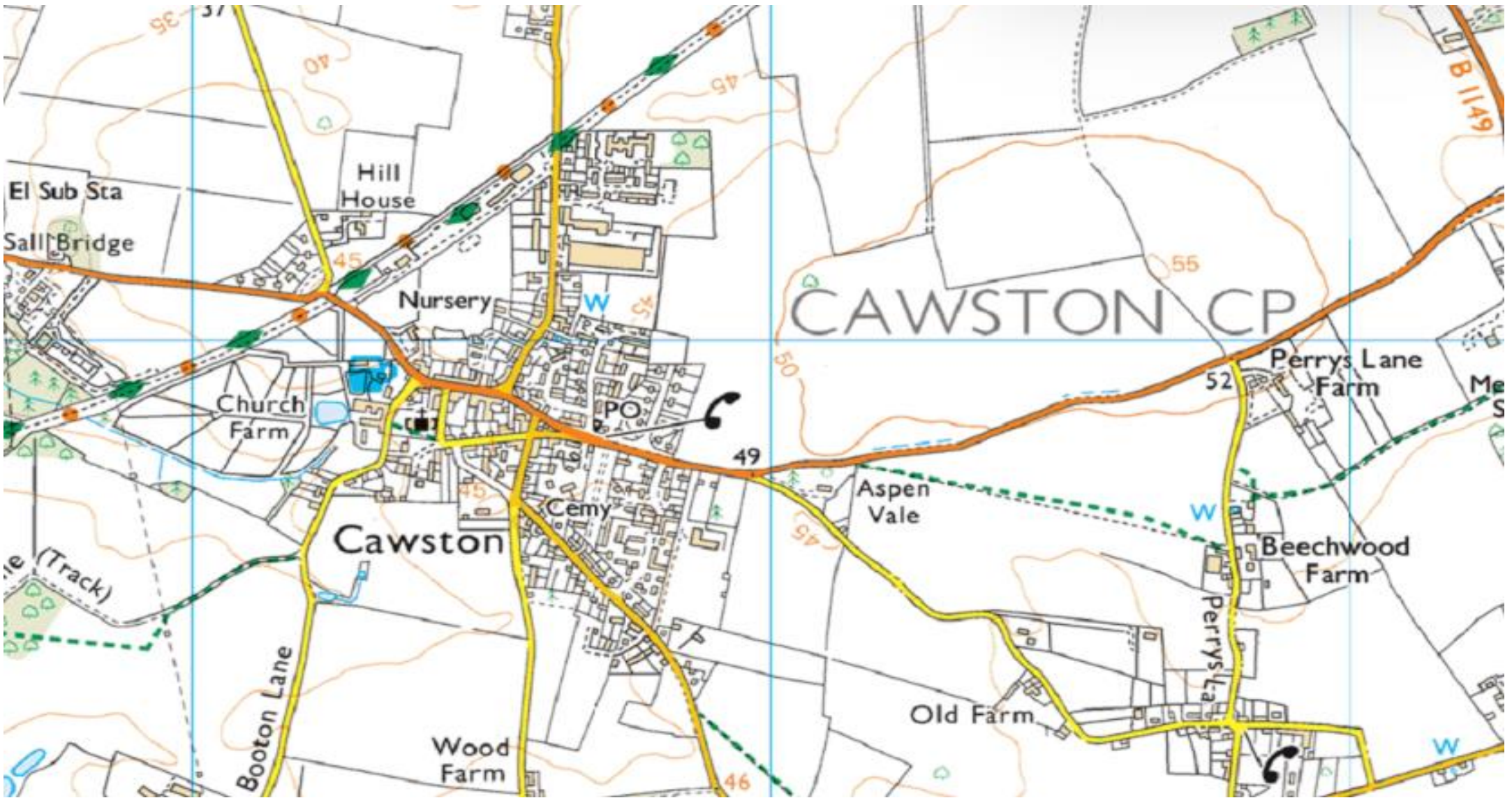
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at;

<https://find-energy-certificate.service.gov.uk/energy-certificate/9223-3035-5207-5254-8204>



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