



Bluestone Lodge

Guide Price: £280,000-£300,000

Bluestone Lodge is a charming detached period property located in an idyllic rural position with a plot amounting 0.2 acres and is offered for sale with no onward chain.

The rear porch provides access to the hallway and the family bathroom which has a three-piece suite and airing cupboard. The kitchen is fitted with base and wall cupboards and space for appliances including the recess in the chimney breast ideal for the cooker. The sitting room is double aspect and has an open fire with brick surround together with a built-in cupboard.

The inner hallway provides access to the bedrooms, both being double in size with the main bedroom having a built-in cupboard. There is a cloakroom and a rear porch with door to the garden.

Outside, the property creates a private parking area and the garden is enclosed with post and rail fencing and a gate leading to the porch. The external store houses the oil-fired boiler and pump for the private water supply.

The property has many character features, so an internal viewing is recommended to appreciate all the property has to offer.

NB: The property is situated in a conservation area.

NB: The purchaser will be required to put up a boundary fence within 6 months from completion of the purchase.



Services

Oil central heating. Private water and drainage. Mains electricity is connected.

Situation

Cawston is a lovely Norfolk village situated about 2 miles from Reepham and within the Reepham school catchment area and about 5 miles from Aylsham. The delightful North Norfolk Coast, Norfolk Broads and city of Norwich are within easy driving distance. The village has a good primary school, village hall, convenience store with post office, delicatessen, popular pub/restaurant.

Directions

Leave Reepham Market Place on the B1145 heading towards Aylsham, continue into the village of Cawston. At the centre turn left into Chapel Street, following this road for approx 1.3 miles, when reaching the crossroads turn left towards Holt. The property can be found immediately on the left hand side with a Parsons & Company 'For Sale' board.

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 AR0203.

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.





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Approximate total area^m
742.72 ft²
69 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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