PARSONS & COMPANY

29-31 High Street, Cawston, Norwich, NR10 4AE

Guide Price £350,000 - £375,000



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Offering an impressive amount of space and versatility, this substantial character property was formerly two cottages and provides a rare opportunity for those looking to work from home, create a guest suite or explore annexe potential (subject to any necessary consents).

A particular highlight is the impressive 47ft (approx. 14m) office/studio, which benefits from its own separate street entrance and offers excellent scope for a variety of uses.

Having historical village significance, the 1780 property has many past business uses, including a Saddlers in the late 1800's. The space could be ideal for anyone seeking substantial home-working facilities, a studio, treatment or creative space, or potentially conversion into additional living/guest accommodation, subject to the relevant permissions.

The main home itself offers generously proportioned accommodation, including two spacious reception rooms and three double bedrooms, providing plenty of flexibility for family life.

Outside, the property continues to impress with a mature garden featuring an attractive wildlife pond with waterfalls, together with three brick-built, tiled-roof outbuildings offering useful storage and further potential.

A garage, shed and off-road parking complete the outside space.

Further benefits include oil-fired heating, a multi-fuel wood-burning stove and some double glazing.

With its combination of character, extensive accommodation and unusually versatile additional space, this is a property that really needs to be viewed to appreciate the possibilities on offer.







Services

Oil central heating. Mains water, drainage, and electricity are connected.

Full fibre broadband.

NB: 27 High Street, Cawston has right of way to the rear for access to their garage.

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 primary school, village hall, convenience store with post office, delicatessen and Bell Inn pub/restaurant.

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 AR0336.

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.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

PARSONS COMPANY

Approximate total area(1)

2361 ft²

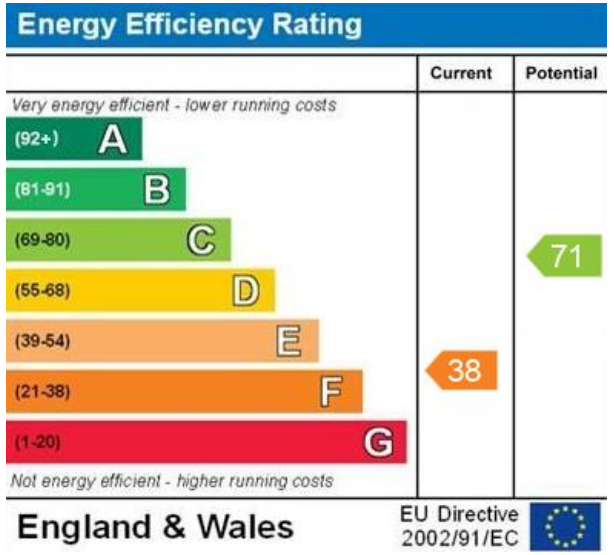
219.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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