



Caistor Lane, Caistor St. Edmund - NR14 8QZ

**STARKINGS
& WATSON**

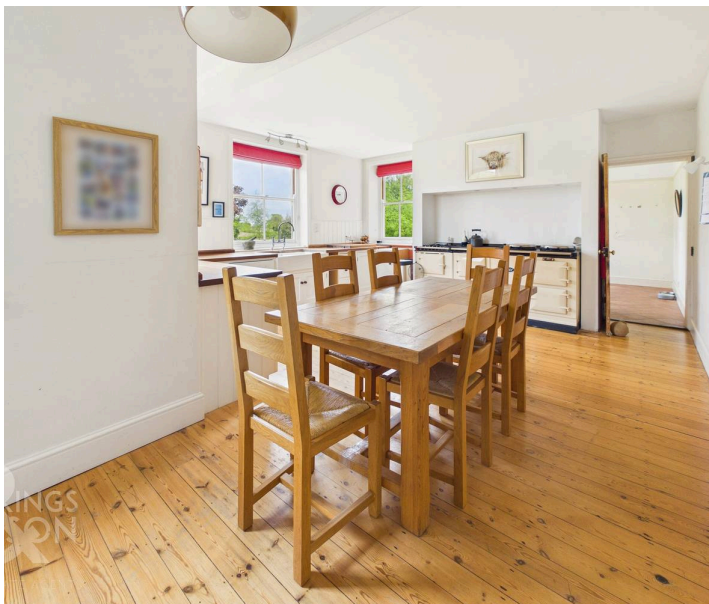
HYBRID ESTATE AGENTS



Caistor Lane

Caistor St. Edmund, Norwich

A RARE OPPORTUNITY to acquire this IMPRESSIVE DETACHED FARMHOUSE style home, set within a substantial 0.71 ACRE PLOT (stms), offering the perfect blend of PERIOD CHARM and FAMILY LIVING. This outstanding home boasts OVER 2800 SQ. FT (stms) of beautifully arranged accommodation, with a FLEXIBLE LAYOUT designed for comfort and versatility. Upon entry, you are greeted by a welcoming hallway that flows seamlessly into THREE FORMAL RECEPTION ROOMS, including a SITTING ROOM, FAMILY ROOM, and a STUDY/HOME OFFICE - ideal for remote working or quiet reading with its own independent access. The heart of the home is the CENTRAL 19' KITCHEN/BREAKFAST ROOM, featuring an ELECTRIC AGA and GAS MODULE which adds to the COUNTRY FEEL, and enjoying sweeping PANORAMIC GARDEN VIEWS through traditional SASH WINDOWS. A separate UTILITY/BOOT ROOM, W.C and a WALK-IN LARDER/PANTRY offer practical storage solutions, ensuring every need is catered for. Upstairs, SIX GENEROUS BEDROOMS await, including an EN SUITE BEDROOM with VAULTED CEILINGS, and family bathroom. Most rooms feature large sash windows framing STUNNING RURAL VIEWS, filling the home with natural light and a sense of tranquillity.



This exceptional property combines classic period features with modern comforts, providing a truly welcoming and versatile family home. THE GREAT OUTDOORS beckons with WRAP AROUND LAWNS, mature planted borders, and traditional box hedging, all set against the backdrop of un-spoilt countryside. The property is perfectly positioned towards the centre of the plot, ensuring both PRIVACY and MAXIMUM ENJOYMENT of the SOUTH FACING ASPECT. Shingle pathways wind through the gardens, leading to various SECLUDED SEATING AREAS where you can unwind and take in the far-reaching views. A generous driveway provides ample TURNING AND PARKING SPACE, with a DOUBLE GARAGE and an ORCHARD beyond - perfect for those seeking a rural lifestyle.

- Substantial Period Home Enjoying Stunning Rural Views
- Approx. 0.71 Acre Plot (stms) Enjoying a South Facing Private Frontage
- Over 2800 Sq. ft (stms) of Accommodation with a Flexible Layout
- Three Formal Reception Rooms including a Sitting Room, Family Room & Study/Home Office
- Central 19' Kitchen/Breakfast Room with an Electric AGA and Gas Module - Enjoying Panoramic Garden Views!
- Separate Utility/Boot Room & Walk-in Larder/Pantry
- Six First Floor Bedrooms, W.C, En Suite & Family Bathroom
- Wrap Around Gardens with Adjoining External Storage & Double Garage



Caistor St Edmund is situated south of Norwich City, and neighbours Framingham Earl and Poringland. The property is within walking distance to Framingham Earl High School, and primary education is provided at the Ofsted Rated Outstanding school of Stoke Holy Cross. Local amenities include shops, supermarket, local pubs, doctors and restaurants. There is also excellent public transport links in and out of the City centre via road and local bus services.

SETTING THE SCENE

Approached via a timber five bar gate, a shingle driveway sweeps alongside the property, adorned with lawned gardens and mature hedging, leading to a parking and turning area. With views across the garden and orchard, access leads to the detached double garage and main property.

THE GRAND TOUR

The front door opens to a porch and hall entrance, where stairs rise to the first floor landing, with built-in storage below, and access to the kitchen and reception rooms. A useful W.C is tucked away at the end of the hall. The formal sitting room is featured on a period style open fire and surround, with fitted carpet under foot, front facing sash window and French doors opening to the outside seating. The adjacent family room offers a similar dual aspect and feature fireplace, with a study area and door to the walk-in larder/pantry cupboard. The central kitchen/breakfast room boasts triple aspect views, overlooking the gardens and field beyond. Low level cupboards offer storage, with solid wood work surfaces, and an inset ceramic butler sink. An electric AGA and gas module create a focal point to the room, with wood flooring under foot, space for a dishwasher and American style fridge freezer. Potential exists to introduce a central island or farmhouse style table. The utility room flows adjacent with further storage and butler sink, with space for a washing machine. Direct access leads to the garden, whilst a floor standing oil fired central heating boiler sits to one side.

Completing the ground floor, the study/home office enjoys independent access and a large versatile space - currently used as a boot room.

Upstairs, the galleried landing leads to all six bedrooms which sit independently. The main bedroom sits under a vaulted ceiling with exposed timber beams, with a range of storage, and door to a private en suite shower room. With a three piece suite installed, a shower can be found over the bath, with tiled splash backs and a velux window. The remaining bedrooms all enjoy fantastic views, with a range of built-in wardrobes. The current vendor favours one of the larger bedrooms in the front section of the house as the main bedroom, where potential exists to create a further en suite. Completing the property, the family bathroom has been updated to include a three piece suite with aqua board splash backs, and an electric shower over the bath.

FIND US

Postcode : NR14 8QZ

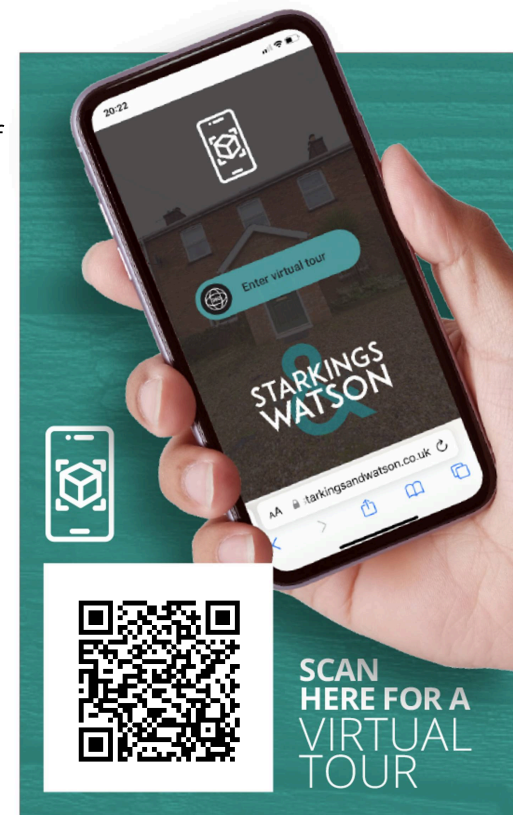
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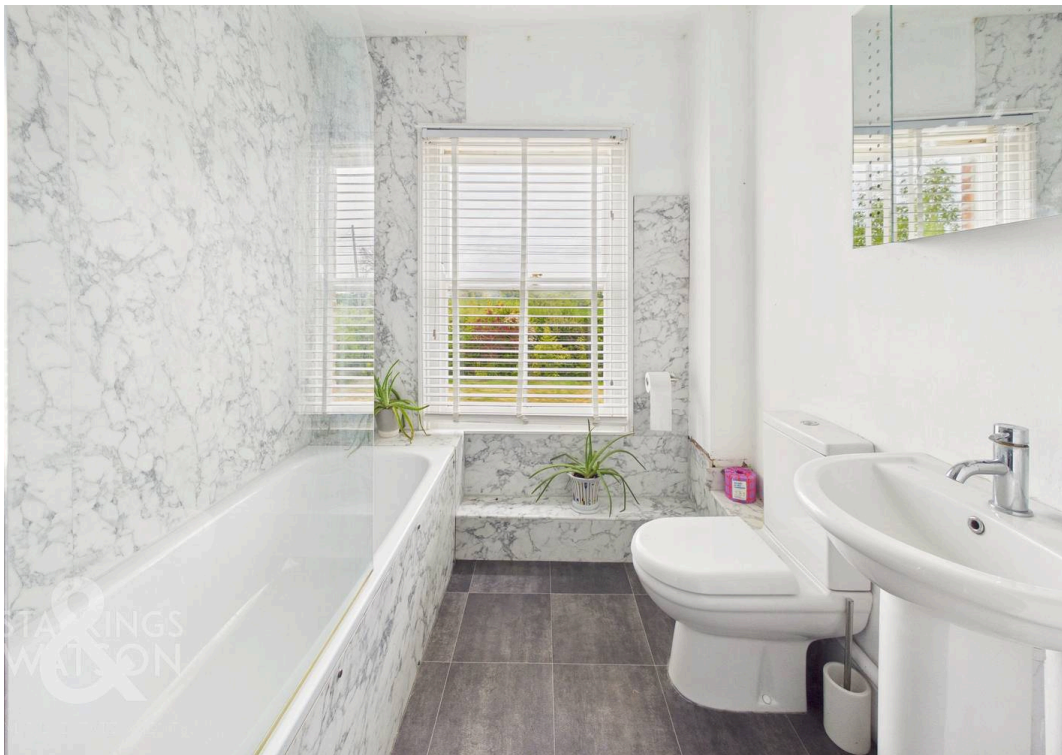
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property utilises a private septic tank for sewerage. A covenant exists that the property may not be used as a commercial kennels, and the neighbouring properties vision splay on to the road must be maintained.







THE GREAT OUTDOORS

Sitting towards the centre of the plot, wrap around lawned gardens can be enjoyed - ensuring excellent use of the south facing aspect, whilst enjoying the front and rear countryside views. Set in traditional gardens with shingle pathways, box hedging and mature planted borders, the property enjoys a secluded setting with various places to sit and take in the views. The driveway leads adjacent, providing turning and parking space, with a double garage and orchard beyond. Various trees and post and rail fencing line the rear boundary, whilst access leads to the adjoining brick storage sheds, offering potential for conversion (stp).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

3198 ft²
297.3 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.