



2 Hall Drive  
Church Street | Old Catton | Norfolk | NR6 7DW

 FINE & COUNTRY

# HISTORY IN THE MAKING



"Tucked away just off a beautiful street of pretty period properties, this character home is packed with original features, yet also offers contemporary comforts. With private parking, a south-facing garden, plus a school and historic park a short stroll from the front door. This home gives you the perfect balance of old and new, as well as the benefits of a village lifestyle just three miles from the heart of the city."



# KEY FEATURES

- A Delightful Grade II Listed Cottage, originally part of the Catton Hall Estate
- Three Double Bedrooms, Ground Floor Bathroom and First Floor Wet Room
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms with Fireplaces and Beams
- Secluded Courtyard and a South Facing Garden
- Garage and Parking Area
- The Accommodation extends to 1,600sq.ft
- No EPC Required

With pretty period detailing and a wonderfully welcoming feel, this is a home with plenty of charm – and the appeal begins before you even set foot in the door. Make your way down the road, lined with attractive character homes, and turn off into this quiet little courtyard and you'll find this secluded yet hugely accessible home waiting to be explored.

## A Home With History

A pair of impressive iron gates mark the entrance to Hall Drive and it's tucked down here that you discover this delightful Grade II listed cottage. Believed to date back to the 1850s, the cottages here are thought to have been part of the Catton Hall estate. This was likely 'The Bothy' where the manservants used to live. It's been thoughtfully and sensitively modernised and improved over the years, moving with the times as each owner makes their mark. The current owners have in turn put their own stamp on the property, fitting a new kitchen, bathroom and shower room, along with new windows and new doors. The result is a charming balance of character and comfort, with oak beams, fireplaces, exposed brick and a period-style bathroom, all well maintained so there's no work to do.

## Step Inside

This is no small cottage but a beautifully proportioned home that's as practical as it is attractive. You have a spacious sitting room with brick feature fireplace, with a dining room next door, also of a good size. The kitchen has plenty of room for a family table, so when you have friends or family over, you can gather them around the table to chat while you're cooking, moving into the formal dining room for special occasions. This would also be a great snug or playroom. There's a utility room and a beautiful ground floor bathroom with feature rolltop bath.





# KEY FEATURES

## Exploring Upstairs

Upstairs, all three bedrooms are well proportioned doubles, reached up two staircases, with two that can be interlinked or kept separate depending on your preferences. There's also a stylish contemporary wet room up here. It's a house that's refreshingly cool in summer when you come in from the south-facing garden yet stays cosy in winter and holds the heat well.

## A Most Interesting Area

Old Catton is a lovely village on the outskirts of Norwich and this is the prettiest part of it, with beautiful cottages, a lovely old church, manor and more. It's an historic area too – Anna Sewell lived just down the road from this property when she wrote Black Beauty. You have your own outside space, with a large garage, parking area, a secluded little courtyard and a sunny garden with patio and lawn, but you also have Catton Park on the doorstep, with dog walks, weekly Parkrun and more taking place. You can walk by the old deer park too, just a couple of minutes down the road, and there's a local pub and a highly-regarded primary school, so it's the ideal location for families. Buses run regularly into the centre of Norwich, and it really doesn't take long as it's just three miles away.





















# INFORMATION

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## On The Doorstep

One of the real benefits of living in Old Catton is its close proximity to Norwich city centre, yet its retention of a quieter village environment. Its history would appear to date back to the Doomsday book and in the present day it still offers a thriving community with a village hall, a doctors surgery, dentist, chiropodists, chiropractors, St Margaret's Church, The Woodman public house and a variety of schools including Garrick Green First School, Lodge Lane First School, Old Catton Church of England Middle School, St Christopher's and The Hall School. The local village shop is a short distance down the road.

## How Far Is It To?

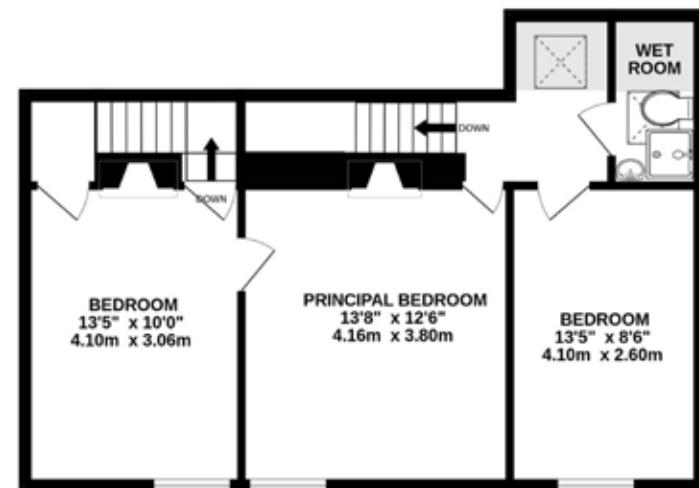
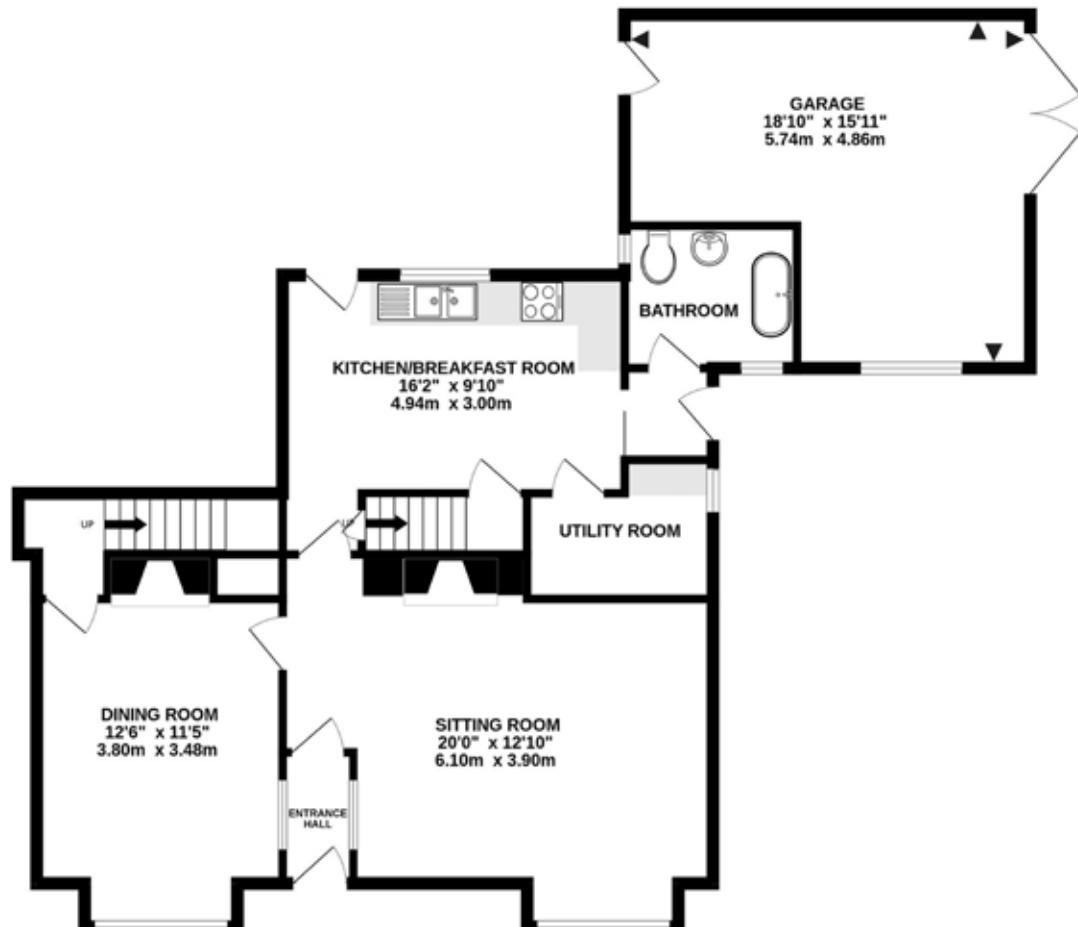
Old Catton is situated approximately 3 miles north of Norwich within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

## Directions

Leave Norwich via Constitution Hill continuing over the roundabout onto North Walsham Road. At the traffic lights turn left onto George Hill, at the 'T' junction turn right onto Spixworth Road and take the second road on the left into Church Street, where the gated entrance to Hall Drive can be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Fibre to Cabinet Broadband Available - vendor uses Plusnet  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band D  
Freehold



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# FINE & COUNTRY

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