



Catton Hall Farm, Old Catton, Norwich, NR6 7BZ

welcome to

Catton Hall Farm, Old Catton Norwich

A TRULY UNIQUE AND RARELY AVAILABLE BRICK & FLINT GRADE II BARN CONVERSION completely converted in 1986, with front & rear courtyard gardens, garage and off-road parking. The property is within walking distance of local walks, amenities and schooling.



Kitchen

13' 7" x 9' 4" (4.14m x 2.84m)

Fitted range of eye & base level kitchen units, space for cooker, white goods included, plumbing for washing machine, window to front aspect, tiled splashbacks and rolled top work surfaces.

Lounge/ Dining Room

21' 7" x 16' 5" (6.58m x 5.00m)

Patio doors to garden and inset open fireplace with cast iron surround.

Study/ Bedroom Three

10' 8" x 11' 2" (3.25m x 3.40m)

Window to rear aspect.

Shower Room

Shower cubicle with inset mains fed shower, wash hand basin, wc, tiled splashbacks and extractor fan.

First Floor Landing Bedroom One

12' 10" x 9' 6" (3.91m x 2.90m)

Two skylight windows to rear aspect and built in wardrobe.

Bedroom Two

9' 4" x 8' 9" (2.84m x 2.67m)

Window to front aspect and radiator.

Bathroom

Paneled bath with shower attached, wash hand basin, wc, tiled splashbacks and radiator.

Exterior

The property has a garage on the left hand side of the courtyard, with an up & over door (14 ft 10 x 9 ft 9), loft access, light, power, kitchen cupboards and mezzanine storage. There is a low maintenance courtyard garden to the front and enclosed by wall.

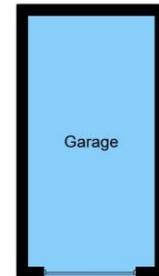
There is a low maintenance paved patio garden, enclosed by wall.



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Catton Hall Farm, Old Catton Norwich

- Delightful grade II listed barn conversion
- Converted in 1986 & owned since new
- Great amenities & green space
- Courtyard gardens
- Garage & parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141676 - 0006

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