



THE STORY OF

# Caston Lodge

*Caston, Norfolk*

**SOWERBYS**



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# Caston Lodge

Attleborough Road, Caston, Norfolk  
NR17 1DL

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Attractive Farmhouse-Style Modern Home

Traditional Proportions with a Welcoming Feel

Four Well-Proportioned Bedrooms

Light-Filled Interior Suited to Modern Living

Practical, Flowing Layout for Family Life

Planning Permission in Place to Extend to the Side

Opportunity to Add Further  
Living or Bedroom Space

Located within the Popular Village of Caston

Convenient Access to Attleborough  
and Rail Links

A Blend of Rural Character and Future Potential

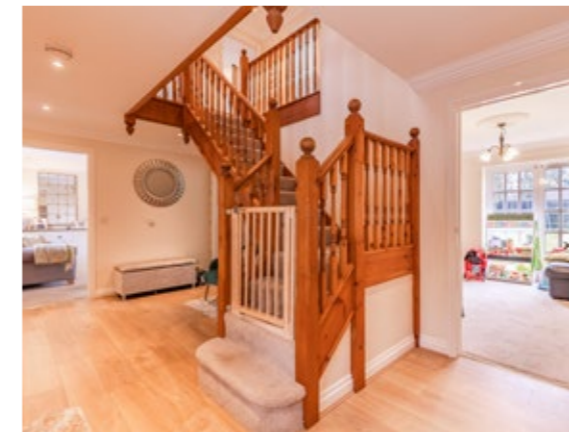
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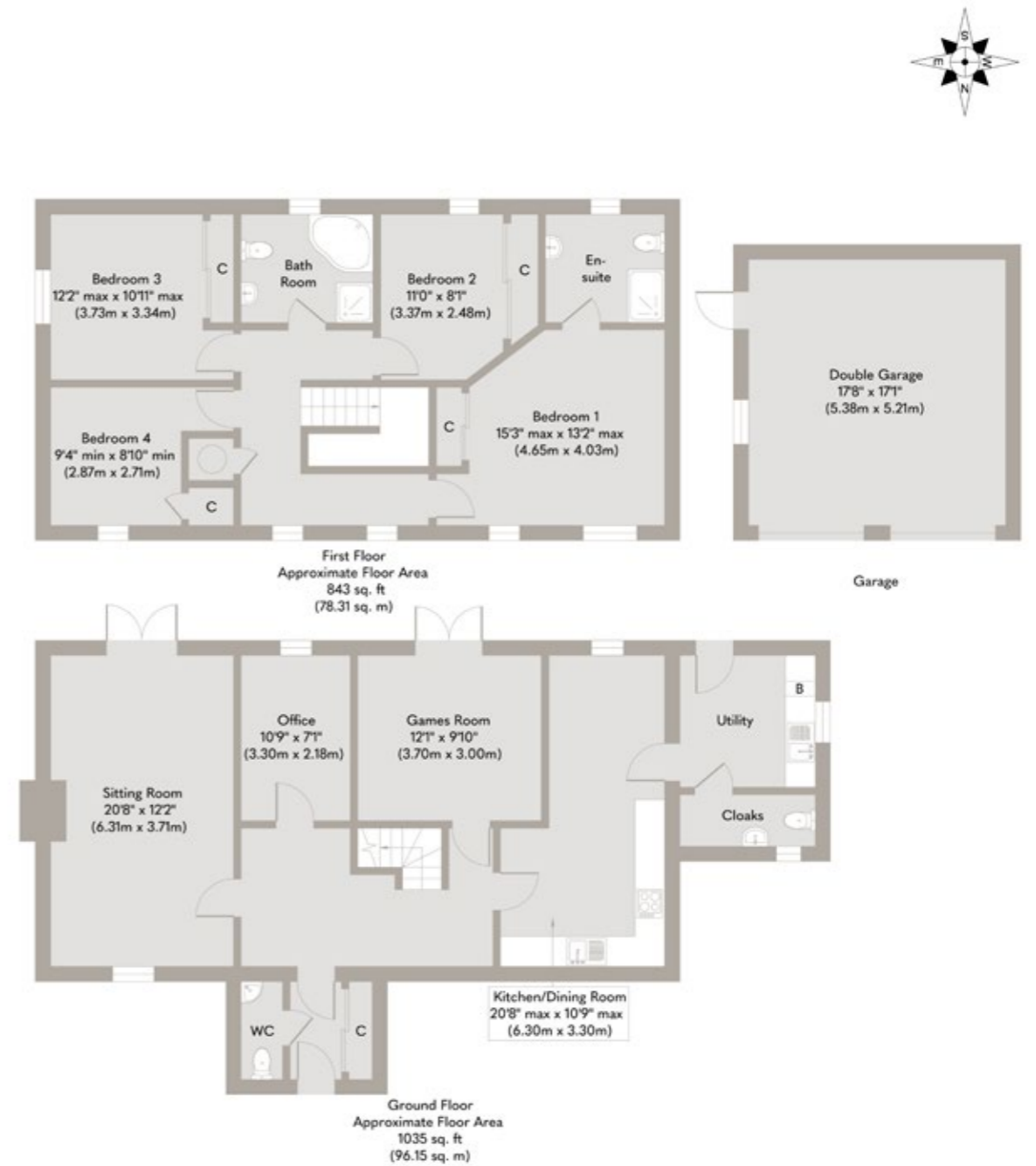


Set within the village of Caston, Caston Lodge is an elegant farmhouse style that blends classic symmetry with the ease and comfort of modern living. Behind its handsome façade, the house offers well-proportioned accommodation arranged over two floors, with four bedrooms providing flexible space for family life, home working or guests.

The architectural style gives the property a strong sense of presence, while the interior has been designed to suit contemporary lifestyles, with light-filled rooms and a practical, flowing layout. The balance between traditional design and modern functionality makes this a home that feels both timeless and easy to live in. Adding further appeal, the property benefits from planning permission to extend to the side, offering an exciting opportunity for future owners to enhance and personalise the space. Whether creating additional living accommodation, a larger kitchen or a dedicated home office, the potential is already in place.

Positioned along Attleborough Road, Caston Lodge enjoys the charm of village living with excellent access to Attleborough and its mainline rail links. This is a rare opportunity to enjoy a stylish, farmhouse-inspired home with scope to grow, set within a well-connected and highly regarded Norfolk village.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Caston

A PEACEFUL AND WELCOMING VILLAGE

Situated between Watton and Attleborough, the village of Caston offers a village school, beautiful 13th century church and a public house called The Red Lion.

The market town of Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery.

There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities.

Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The thriving market town of Attleborough has shopping facilities, supermarket, healthcare, schooling for all ages and a mainline railway station with trains to London via Cambridge.

The cathedral city of Norwich is about 22 miles away and offers a wide range of shopping, leisure and cultural facilities as well as a main line rail serving London Liverpool Street and international airport is located to the north.



*Note from Sowerbys*



“An elegant farmhouse style that blends classic symmetry with the ease and comfort of modern living.”



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.  
Drainage via septic tank.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 8900-0945-4229-8996-4513.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///prepared.weekday.airbase

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# SOWERBYS

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