



Park Farm Cottage

Caston Road, Griston, Norfolk, IP25 6QD

BROWN & CO



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An exciting opportunity to acquire an attractive seven bedroom farmhouse in around an acre with a detached timber framed outbuilding/stable block and delightful, undulating rural views.

Acreage – 0.98 acres (stms)

Offers in excess of £650,000



DESCRIPTION

Park Farm Cottage is an attractive and substantial detached farmhouse, extending to approximately 3,827 sqft and occupies a peaceful rural setting surrounded by open farmland. The whole offers a great deal of flexibility for buyers and will be of interest to those seeking a property that requires some renovation throughout, but has great potential.

Constructed of traditional red brick elevations with some clay lump beneath a pantile roof, the property offers well-proportioned and versatile accommodation on two floors. The house presents a classic Norfolk farmhouse aesthetic, with a series of gabled elevations and dormer windows that enhance both its character and natural light.

Internally, the accommodation is well-suited to a wide variety of buyers with space to entertain, comprising a range of principal rooms alongside a generous kitchen/breakfast room forming the heart of the house. The layout provides flexibility, with potential for multi-generational living or home working with both a separate study off the sitting room and self-contained study off the hall. On the first floor and in total, there are seven bedrooms, served by two bathrooms off the landing and there is a ground floor shower room.

The property is approached via a private driveway, opening onto a generous parking area which flows across the facade. The grounds extend to an acre being principally laid to lawn, interspersed with mature trees and hedging, creating a private and sheltered setting. The surrounding farmland provides a delightful outlook in all directions.

Outbuildings include a detached stable block of timber frame construction beneath a pantile roof, arranged to provide useful storage and potential for equestrian or ancillary uses. There are further range of outbuildings which adjoin the house and have potential for conversion subject to the necessary consents.

Park Farm Cottage represents a rare opportunity to acquire a substantial rural home with extensive accommodation and outbuildings, set within an unspoilt countryside location yet within reach of nearby villages and market towns.

Services – Mains water and electricity, oil fired central heating, private drainage system (newly installed treatment plant).

Local authority – Breckland District Council

LOCATION

Griston is a small and well-regarded rural village situated within the Breckland district of Norfolk. The property lies within easy

reach of the market towns of Watton and Thetford, both offering a range of day-to-day amenities. The area is well connected via road links, with access to the A11 providing routes towards Norwich and Cambridge.

DIRECTIONS

From Attleborough, proceed through Great Ellingham, Rockland St Peter and Caston and continue on the Caston Road. A sign for Park Farm is on the left hand side, ignore that sign and continue taking the next right hand turn into a farm track. Bear right immediately and continue. The farmhouse you will see in the distance and the drive for the property is on the left hand side.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

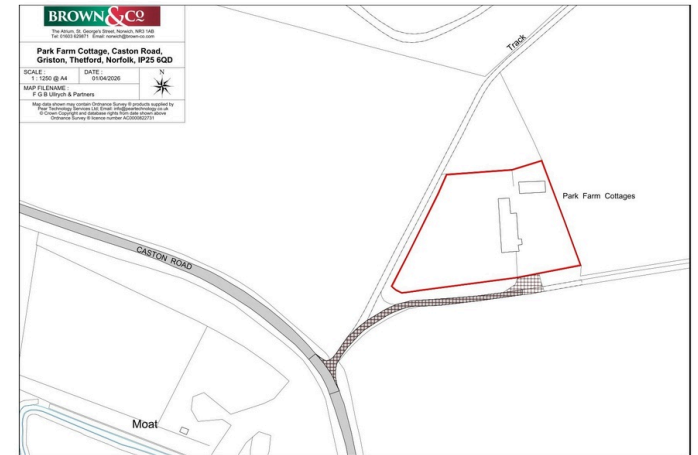
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Caston Road, Griston, Thetford, IP25

Approximate Area = 2890 sq ft / 268.4 sq m
 Outbuildings = 937 sq ft / 87 sq m
 Total = 3827 sq ft / 355.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1429682

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