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AWARDS 2024  
**EXCELLENT**  
SALES  
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# Swallows Nest, Wood Street, Catfield, Norfolk, NR29 5DF

Swallow Nest is an exceptional barn conversion, completed to an exacting standard in 2017 and lovingly maintained as a cherished family home ever since. Combining contemporary comfort with character and style, this beautifully presented property occupies a prime position in the heart of the Norfolk Broads, within the sought-after Broadland village of Catfield. Surrounded by open countryside, it enjoys a peaceful rural setting while remaining within easy reach of the River Ant and Barton Broad, the second-largest broad within the National Park and a renowned haven for wildlife, boating, and nature enthusiasts. The village centre lies less than a mile away and offers a range of everyday amenities, including a village store and post office, The Crown public house, church, village hall, and primary school. More comprehensive shopping, educational, and leisure facilities can be found in the nearby market town of Stalham, approximately three miles to the north.

Occupying a generous plot of around one-third of an acre, the property is set well back from the road and enjoys far-reaching views across the surrounding countryside. The grounds have been thoughtfully landscaped to create a private and tranquil outdoor environment, ideal for both relaxation and entertaining. A shingle driveway provides ample off-road parking and access to a double cart lodge, while the gardens feature expansive lawns, tiered raised flower beds, mature trees, a productive vegetable garden, and a substantial timber summer house, offering a wonderful extension of the living space during the warmer months.





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- AIR SOURCED HEATING
- DETACHED FAMILY HOME
- COUNTRYSIDE & FIELD VIEWS

- OPEN PLAN LOUNGE DINING ROOM
- APPROX. SIX MILES TO THE COASTLINE
- APPROX. ONE MILE TO BARTON BROAD

- STUNNING PRESENTATION THROUGHOUT
- TWO BEDROOMS, MASTER WITH EN-SUITE
- OFF-ROAD PARKING & DOUBLE CART LODGE

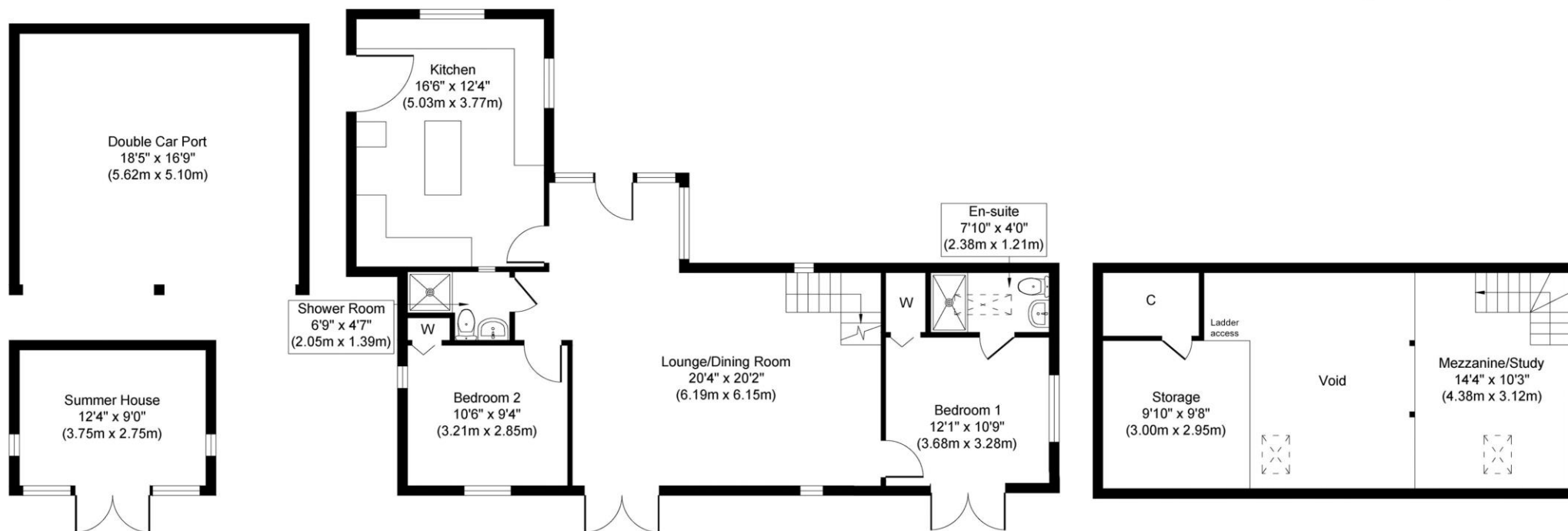
Flooded with natural light and beautifully presented throughout, the accommodation has been designed to maximise both space and comfort. At the heart of the home is a stunning open-plan sitting and dining room, creating an inviting space for everyday living and entertaining. A separate door leads to the stylish kitchen, fitted with granite worktops, a central breakfast island, and a range cooker. Further accommodation on the ground floor includes two double bedrooms, both benefiting from built-in storage, with the principal bedroom enjoying en-suite facilities, alongside a contemporary family shower room. Double doors from both the principal bedroom and the sitting room open directly onto the garden, creating a seamless connection between indoor and outdoor living. A staircase rises from the dining area to a versatile mezzanine level, currently utilised as a study and additional sitting area, while also providing valuable storage space.

The property's appeal is further enhanced by its proximity to some of Norfolk's finest natural attractions. The sandy beaches of Waxham and Sea Palling are approximately six miles away, offering miles of unspoilt coastline, while the historic city of Norwich lies around eighteen miles to the south-west, providing extensive shopping, dining, cultural attractions, and mainline rail connections.





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**Ground Floor**  
Approximate Floor Area  
884 sq. ft  
(82.09 sq. m)

**First Floor**  
Approximate Floor Area  
273 sq. ft  
(25.31 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>106 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	<b>79 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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