



THE STORY OF

The Limes

Catfield, Norfolk

SOWERBYS



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The Limes

Limes Road, Catfield, Norfolk
NR29 5DG

Fine Period Home

Two Principal Reception Rooms

Dining Room

Kitchen and Pantry

Laundry Room and Cloakroom

Glass House, Store Rooms and Cellar

Four First Floor En-Suite Bedrooms

Three Attic Bedrooms

Mature Established Grounds

Additional Attached Three Bedroom Barn

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The Limes is a substantial period home that offers extensive accommodation combined with many period features, high ceilings and fireplaces. To the left there is a wonderful sitting room with a stunning fireplace, high ceilings, cornicing and a bay window. To the right a second sitting room, again with high ceilings, impressive fireplace cornicing and a bay window. In addition, a well appointed dining room with attached glass house. To the rear a well equipped kitchen, walk in pantry cloakroom and laundry room.

The first floor is home to four well appointed en-suite bedrooms. A staircase then leads you to the attic where you will find three further bedrooms.

Outside the grounds are well established with a lawn, gravelled driveway, specimen trees, parking and access to garaging and storage.

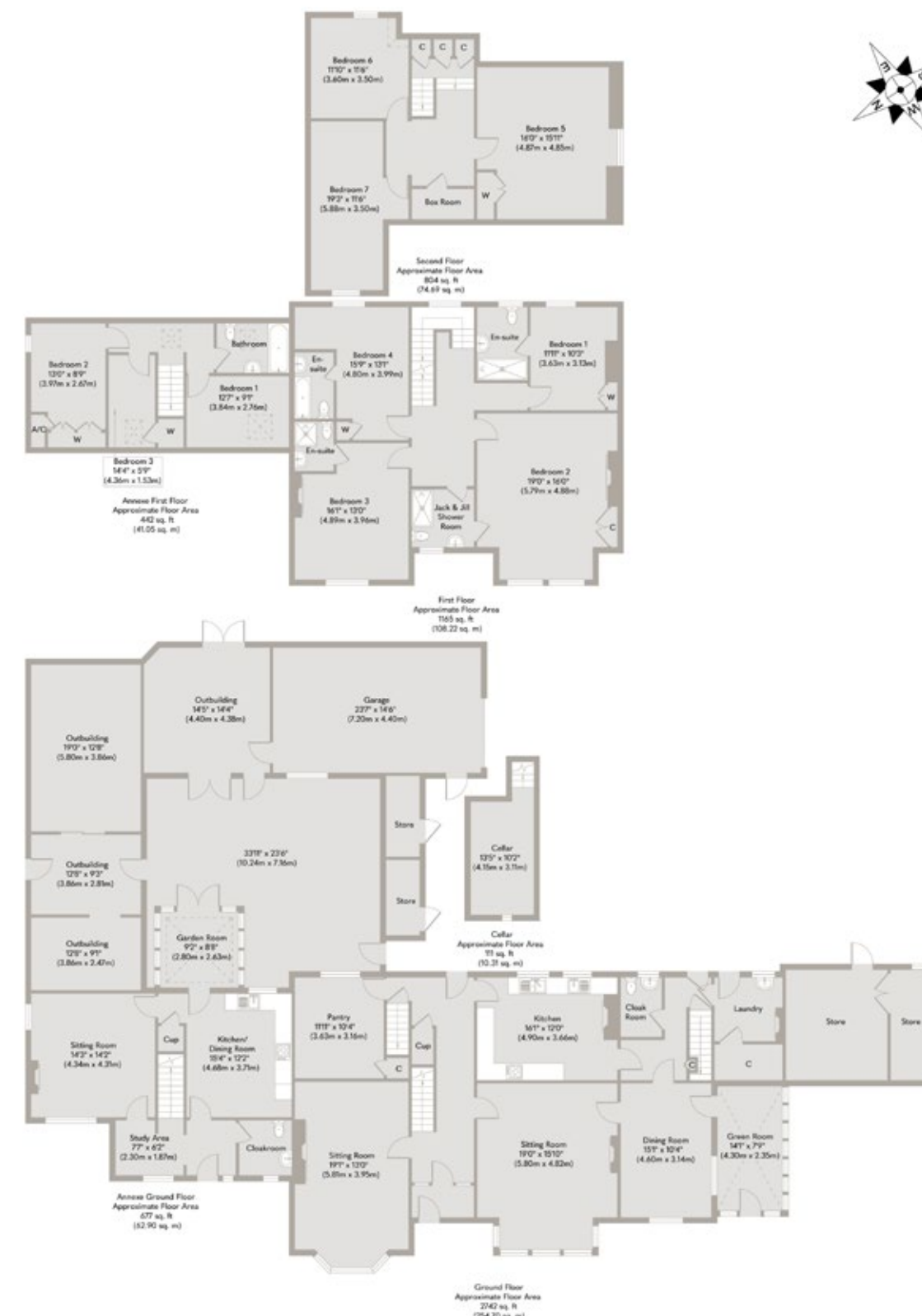
Attached to The Limes is a self contained barn that comprises a study area, sitting room, kitchen breakfast room and cloakroom. The first floor serves three bedrooms and a bathroom. Outside the property has its own access, established garden, courtyard and a range of outbuildings. Ideal for those seeking an annex, additional accommodation or a great rental investment.





A substantial period home where timeless character meets generous modern living.





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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Catfield

NORFOLK'S TRANQUIL GEM

The lovely village of Catfield is located in the heart of the Norfolk Broads, offers a serene countryside escape.

Known for its friendly community and traditional flint cottages, the village has much to offer. All Saints Church stands proudly in the centre, thought to date back to the 14th century. The Crown Inn is a favourite with the locals, as well as nearby farm shops offering fresh produce and small, independent shops.

For those who enjoy nature walks, the surrounding countryside is ideal for this, with walks along Weaver's Way or through the nearby Catfield Fen, a nature reserve known for its wildlife.

Catfield's central location in Norfolk makes it an ideal base for exploring the wider region. The Norfolk Broads is just a short drive away, offering a network of rivers and lakes perfect for boating, birdwatching, and exploring charming waterside villages like Wroxham and Horning.

Norwich City is just under forty minutes away and offers a stunning cathedral, medieval streets, museums, and a vibrant arts and culture scene. Forty minutes the opposite direction is the beautiful coastal town of Cromer, with lush sandy beaches and famous for its pier and seafood.

Travelling to these different towns is made easy with local bus services and a train station in Hoveton and Wroxham.

Whether you're seeking a peaceful retreat or hoping to explore Norfolk's rich history and vibrant culture, Catfield and its surrounding areas offer a delightful blend of countryside charm and diverse attractions.



Note from Sowerbys



“Seven bedrooms across two floors offer space to grow, host and unwind.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

G. Ref:- 0607-2841-7557-9528-5535.

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: ///chart.trembles.sculpture

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SOWERBYS

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