

SOWERBYS

Norfolk Property Specialists



Jackdaws

Crow Hall Lane, Cawston, Norwich, NR10 4TA

Guide Price £650,000



Viewing by appointment with our
Norwich Office 01603 761441 or norwich@sowerbys.com



JACKDAWS

Jackdaws is a spacious and attractive single-storey barn conversion in a delightful rural, yet convenient location. The property offers enormous potential and has recently been used as a successful holiday let.

Due to the approach, whilst there is a front door on the side of the property leading into the hall, the principal access is predominantly via the utility room. Off here is a cloakroom and access to the kitchen/breakfast room. The kitchen is a superb vaulted space which is double aspect and comprehensively fitted with a range of farmhouse style wall and base units with a door to the rear terrace.

Double doors open to the spacious vaulted sitting room with feature fireplace and french doors to the garden. At the opposite end of the barn from the living space is the bedroom accommodation. The principal bedroom is at one end with a large bedroom with fitted units and a spacious en-suite bathroom. There are three further double bedrooms and a family bathroom.

The property is approached over a shared driveway leading to a private driveway and parking for several cars plus an integral garage. The property encloses the front garden which is laid principally to lawn with a wide array of mature shrubs and trees. The garden then continues around the property, overlooking paddocks. There is a paved terrace immediately to the rear of the property, and beyond this is a further area of garden with the oil tank and the private drainage. Again there is an array of mature trees.



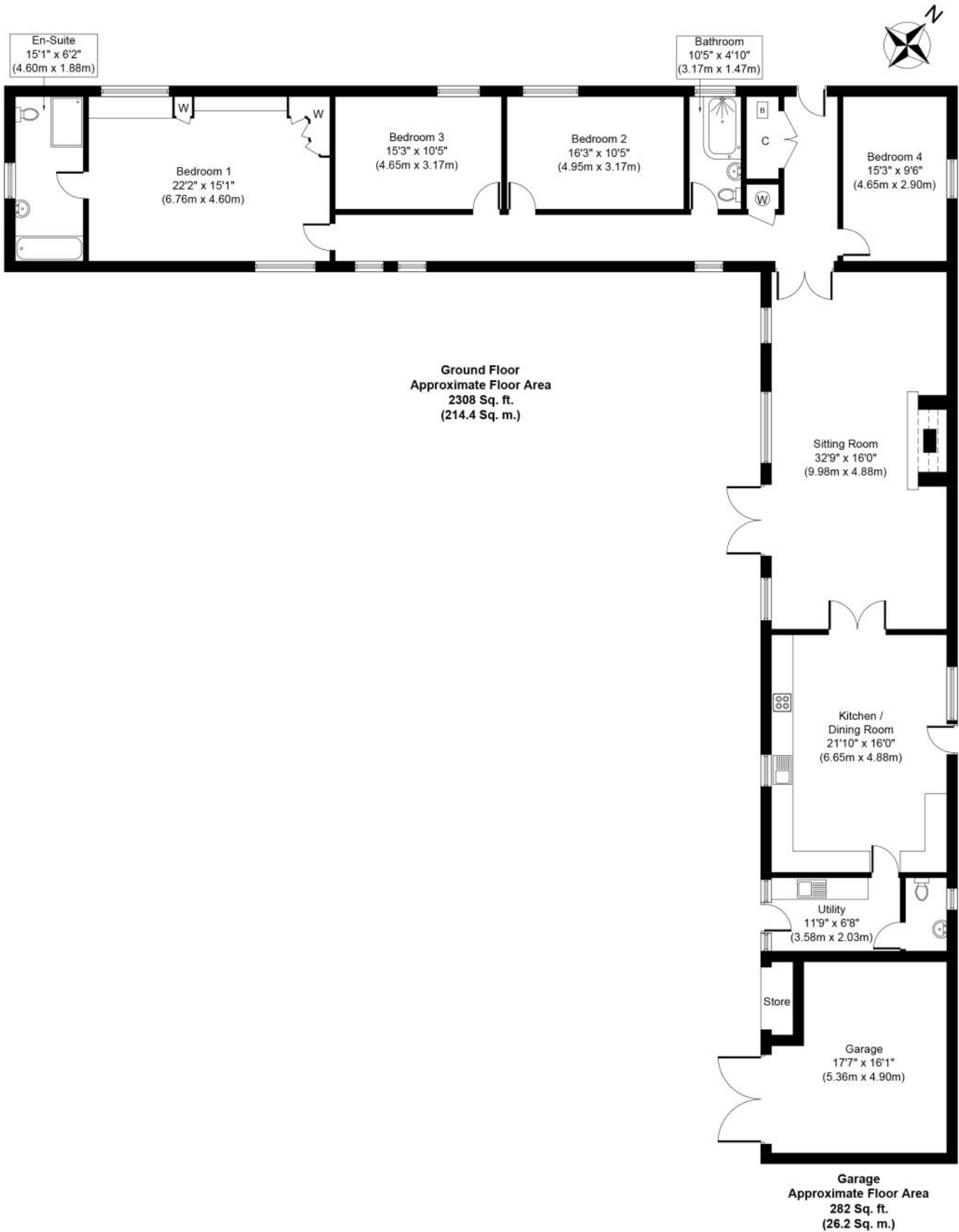
KEY FEATURES

- Spacious Barn Conversion
- Dual Aspect Farmhouse Style Kitchen/ Breakfast Room
- Vaulted Sitting Room with Feature Fireplace and French Doors to Garden
- Large Principal Bedroom with En-Suite
- Three Further Bedrooms and Family Bathroom
- Integral Garage and Ample Parking Space
- Terrace and Lawned Garden with Mature Trees and Shrubs
- Successful Holiday Let
- Wonderful Rural Location









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.

CAWSTON

Cawston is a large Norfolk village just over 2 miles from Reepham and approximately 4.5 miles from Aylsham. The village is close to the Norfolk Broads and within easy reach of the cathedral city of Norwich. There are a wide range of clubs and organisations to join that offer an array of activities and good amenities including a primary school, village hall and post office. The popular and attractive town of Reepham has both highly regarded primary and secondary schools and a large selection of shops for a town of its size. These include a newsagents, chemist, Spar shop, post office, a butchers, library, health centre and greengrocer. There is also a hotel and two public houses. Aylsham is a thriving market town situated in the heart of Norfolk and surrounded by beautiful countryside. The town offers a wide variety of facilities including butchers, bakers, doctor's surgery, chemist, public houses and three supermarkets. There is also a small market held in the market place every Monday. The cathedral city of Norwich has access to all major rail links and Norwich International Airport.

SERVICES CONNECTED

Mains electricity. Water supplied via a shared private bore hole. Private drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0042-3012-4209-4832-3200

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.

AGENT'S NOTE

Please note the water supply is via a bore hole shared with Woodcock Lodge and the cost for the annual testing alternates between the two properties.

The property is currently run as a holiday let and therefore rated for business purposes. If being returned to a principal residential residence then the council will need to be contacted accordingly.

Crow Hall Lane is a private unadopted road and each property pays a proportion of the costs.

**Viewing by appointment with our Norwich Office:
Old Bank of England Court, Queen Street, Norwich, Norfolk, NR2 4SX
01603 761441 • norwich@sowerbys.com**



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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