



UNDER PASTON

THE STORY OF

Under Paston

Crostwight, Norfolk

SOWERBYS

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THE STORY OF

Under Paston

Heath Road, Crostwight, Norfolk
NR28 9PA



Characterful Four Bedroom Barn Conversion

Grade II Listed

Peaceful and Exclusive Setting

Highly Versatile Accommodation

Ground and First Floor Bedrooms

Low Maintenance Home

Good Access to Norwich and Coast

Off-Road Parking and Garage

Wealth of Period Features



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“We have a wonderful space to entertain friends and family, but also one where we can enjoy our peaceful surroundings.”

Tucked peacefully within an exclusive and highly sought-after collection of homes, this brilliantly characterful and unique, Grade II listed property offers all the idiosyncrasies one could hope for from a quality barn conversion in a peaceful rural setting.

More than 2,000 sq. ft. of well-presented accommodation houses all the practicalities and versatility one could wish for from a highly individual family home, whilst the history and architectural drama being showcased would make for an idyllic holiday home in a secure and low-maintenance setting.

The versatility is evident immediately

with the ground floor housing a mix of splendid receptions alongside bedroom options also.

The central dining room is awash with natural light, double doors leading to the patio and rear garden, whilst an internal glazed link leads you through to the immaculate kitchen.

Elsewhere on the ground floor, the stunning principal suite enjoys all the drama of a fully vaulted ceiling, a wealth of integrated storage and a luxurious en-suite with enough space for further seating amongst the sumptuous bedroom suite. The ground floor is completed by a guest WC and versatile bedroom/study.



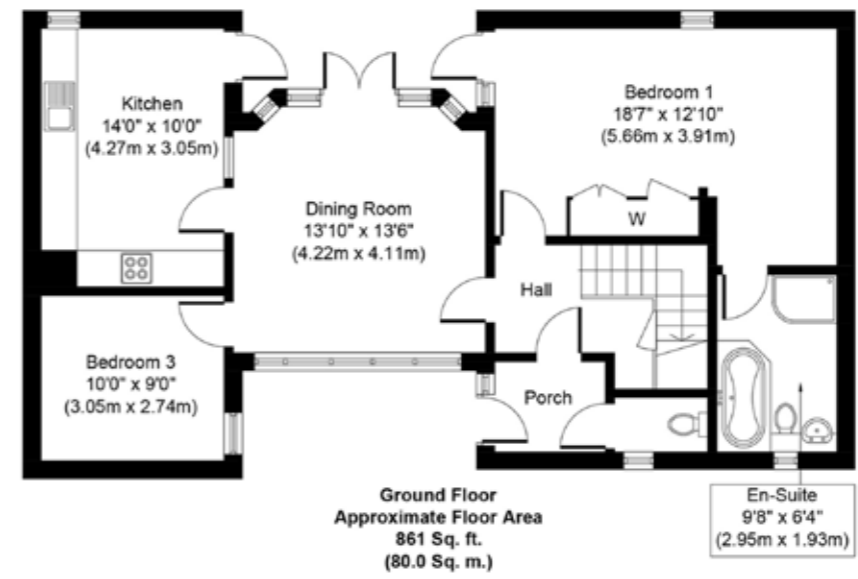
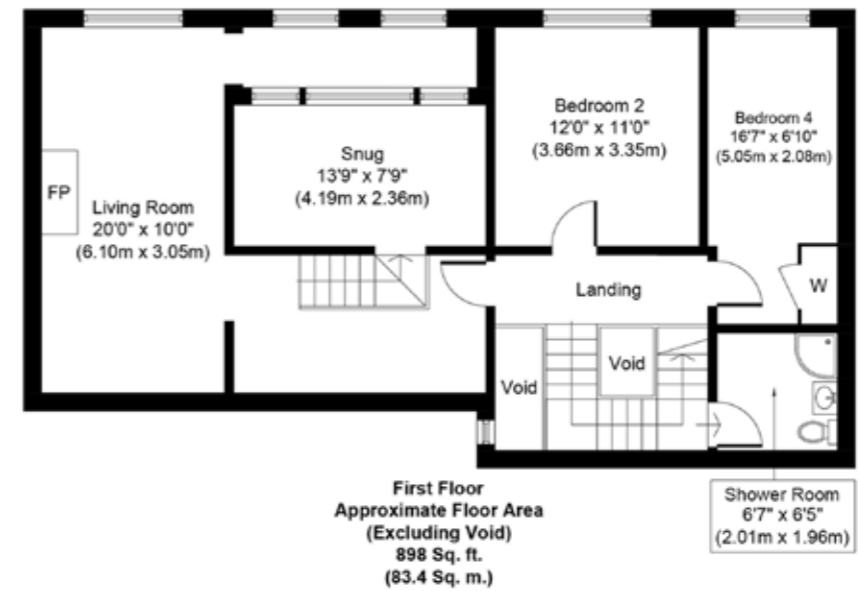
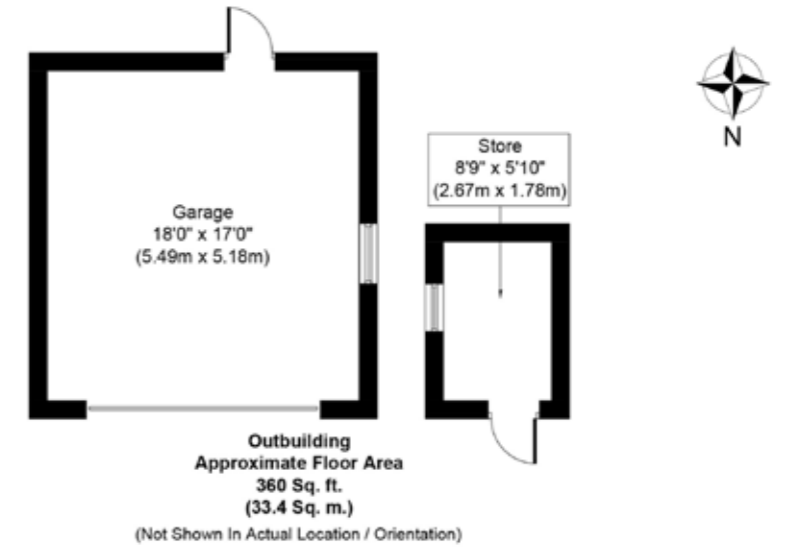
“This is our unique, comfortable and spacious home.”

The first floor ramps up the architectural drama with yet more vaulted ceilings, reams of natural light and exposed original timbers.

The elegant first floor sitting room enjoys the ambience of a wood burning stove whilst the snug, sitting on a split level, provides a wonderfully embracing space to soak up the pleasant views of the garden. Two further bedrooms are served by the family shower room and bring yet more valuable versatility to the home.

Outside, the private enclosed south-facing garden basks in all day sunshine with various terraces, a well-kept lawn and thriving flower beds alongside a brick outbuilding and access to the spacious garage complemented by the additional off-road parking spaces.





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.

ALL THE REASONS

Crostwight

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village in North Norfolk, Crostwight is a quiet and peaceful place to live.

The village has a parish church, a village hall and quintessential Norfolk countryside.

The village is located east of the popular market town of North Walsham, which is situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

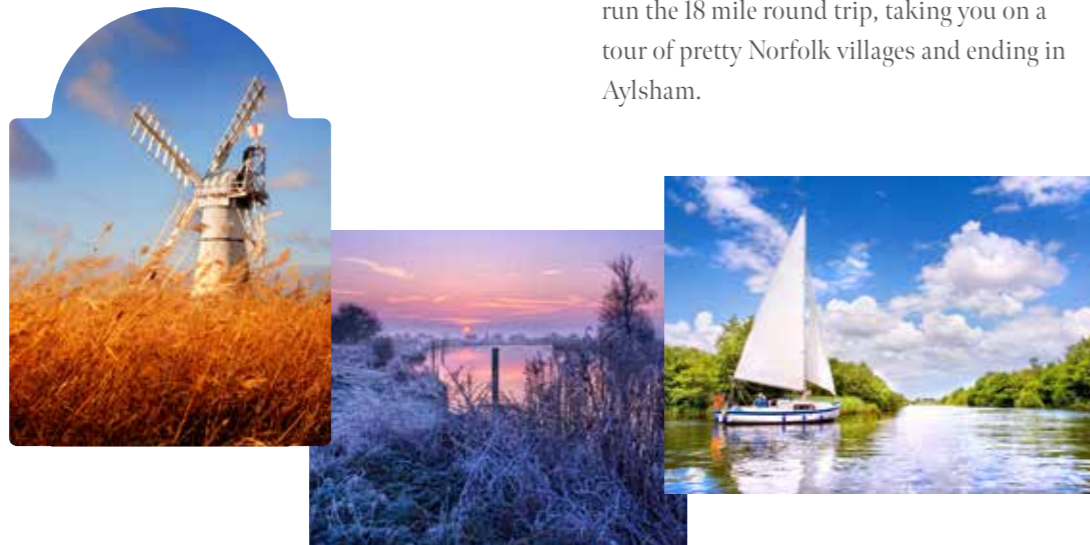
There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



Note from the Vendor



“We have loved spending time in our sunken lounge, looking out over the garden.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Private drainage. LPG central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 4037-0327-8000-0520-5276

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: ///freed.home.relocated

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.

SOWERBYS



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