



Old Hastings
Wood Street | Catfield | Norfolk | NR29 5DF

FINE & COUNTRY

IN LOVE WITH THE LIFESTYLE



“Surrounded by beautiful open countryside, walking distance from village amenities, in the heart of the Broads and just a few miles from the beach, you couldn’t ask for a better location than this. Old Hastings is full of charm throughout and is extremely versatile, with an independent annexe, large unconverted barn, indoor pool and lovely gardens. An unbeatable family home, it’s also perfect for multi-generational living, working from home, running a potential holiday business – or doing it all! Which will you choose?”



KEY FEATURES

- A pretty Period Property situated in the Broadland Village of Catfield
- Versatile Layout gives the Possibility of an Annexe attached to the Main House
- Four/Five Bedrooms; Two Bathrooms
- Breakfast Kitchen with Separate Utility, Boot Room and Ground Floor WC
- Sitting Room, Study/Bedroom Five and a Conservatory
- Character includes Exposed Brick, Beams and Fireplaces
- Self Contained One Bedroom Annexe with Kitchen/Living Room and Bathroom
- Large Barn with Potential for Further Development, Subject to Planning
- Indoor Heated Swimming Pool Complex with Changing Room and Shower
- Additional Outbuildings include a Greenhouse and Summerhouse
- Detached Double Garage and Plenty of Parking
- The Grounds extend in excess of 1 acre and include a Courtyard and Pond
- The Accommodation including Annexe extends to 3,023Sq.ft
- Energy Rating Main House D - Energy Rating Annexe C

You really could live the good life here, collecting eggs from your own chickens, walking the dogs through the fields, and putting down roots in a friendly community. Yet you're never far from the action, whether you need schools, shops or the city. The property has been beautifully maintained in recent years and offers flexible accommodation for any family or couple, with plenty of space to entertain and make memories with your nearest and dearest.

Comfortable Character

Dating back to around 1850, this character home has plenty of original features, but also has a layout that works well for today's way of life. A gorgeous oak-panelled hallway sets the tone as you enter, leading you into a spacious sitting room with lovely brick chimneybreast and large log burner set within. You can imagine yourself curling up in front of the fire with a good book on a winter's night. Double doors lead onto a magnificent conservatory, making this part of the house excellent for entertaining. The kitchen sits at the heart of the house, with plenty of space for a family table. Granite worktops and a butler's sink add to the classic feel and complement the oak beams overhead. Upstairs, three good-size bedrooms share a spacious family bathroom. Moving through the kitchen, you enter another wing of the house. There's a reception room (currently used as bedroom 4), a second room that could be a bedroom or a study, plus a shower room and utility that was previously a kitchenette. This part of the house has its own access to the front and rear and is also on a separate heating system. The owners have used this for visiting family and friends, but it could very easily be self-contained.





KEY FEATURES

Plenty Of Potential

In addition to the main house, which itself is a very attractive and comfortable country home, there's a lot more to see! This would originally have been a farmhouse and what is now the annexe has been converted from the former piggery. The conversion has been well designed and beautifully finished. It was originally used for visiting guests but in recent years the owners have successfully rented it out on AirBnB. The beauty of it is that the annexe has its own driveway and area of garden, allowing holidaymakers to have their privacy and the owners to retain theirs. The piggery is attached to a very large barn that's previously been used as a workshop and for storage. This has enormous potential and could easily be converted to additional holiday lets, subject to planning. The swimming pool is another big draw and the owners have had a lot of fun with their family over the years, hosting pool parties. They have even built a tiki bar in the room. Of course, you don't have to do any building or renovation work – the house works brilliantly exactly as it is! But it's always nice to know you have potential should you choose to explore the options.

Soaking Up The Sun

The garden is home to some wonderful old oak trees and the plot divides into a large front lawn, an enclosed courtyard and a smaller garden beside the conservatory. The courtyard faces south and is a real suntrap, being flooded with light all day long. Sitting out here on a summer's day, you could imagine you are in the Mediterranean! The large front lawn is surprisingly private and very usable. The owners have moved their barbecue and summerhouse to this part of the garden, to make the most of the west-facing aspect and incredible sunsets. Outside the conservatory, there's another lawned area that also faces south. It really is a lovely plot. The owners have chickens and a greenhouse for growing their own – so if you fancy becoming more self-sufficient, you'll have a head start. There's a great sense of connection to the natural world around Old Hastings, with ducks on the pond to the rear, hares darting over the fields and deer wandering past. You'll hear horses going by on the road from the nearby stables, and you'll find everyone friendly and welcoming, nodding a greeting as they walk their dogs through the many public footpaths in the surrounding countryside.

















SELF CONTAINED
ANNEXE

















INFORMATION



On The Doorstep

You're private but not isolated here, as the house is part of a small hamlet adjoining Catfield. Stroll into the village and you'll find a shop, pub, village hall, church and primary school. Five minutes in the car and you'll be in Stalham, which has a supermarket, weekly market, high school, library and more. Neighbouring Ludham is a lovely village that also has a vibrant community and plenty of amenities including a doctors surgery. The owner is a keen sailor and keeps a boat at Stalham, enjoying the proximity to Barton and Hickling Broads. If you're happier on dry land, there's still plenty to see here, with fishing, walking, bird watching and cycling all popular pursuits. You're just over five miles from a relatively unknown and very unspoilt stretch of coastline. Golden sands and far-reaching dunes make for some very scenic walks – and often you'll hardly see another soul. When you do need to get out and about for more practical reasons, you'll find this area surprisingly well connected. It's 30 minutes in the car to Norwich, 90 minutes to Cambridge and less than two hours by train from Norwich to London.

How Far Is It To...

The village of Catfield is approximately 18 miles from Norwich with its major shopping centres, main line train station to London Liverpool Street and international airport.

Directions

Leave Norwich on the A1151 Wroxham Road, passing through the villages of Wroxham, Hoveton and Smallburgh, where the road becomes the A149. Pass through Wayford, Stalham and Sutton and then take the right hand turn towards Catfield and then right onto Plumsgate Road. Continue straight towards Wood Street and the property will be found on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
North Norfolk District Council - Council Tax Band F
Freehold



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