

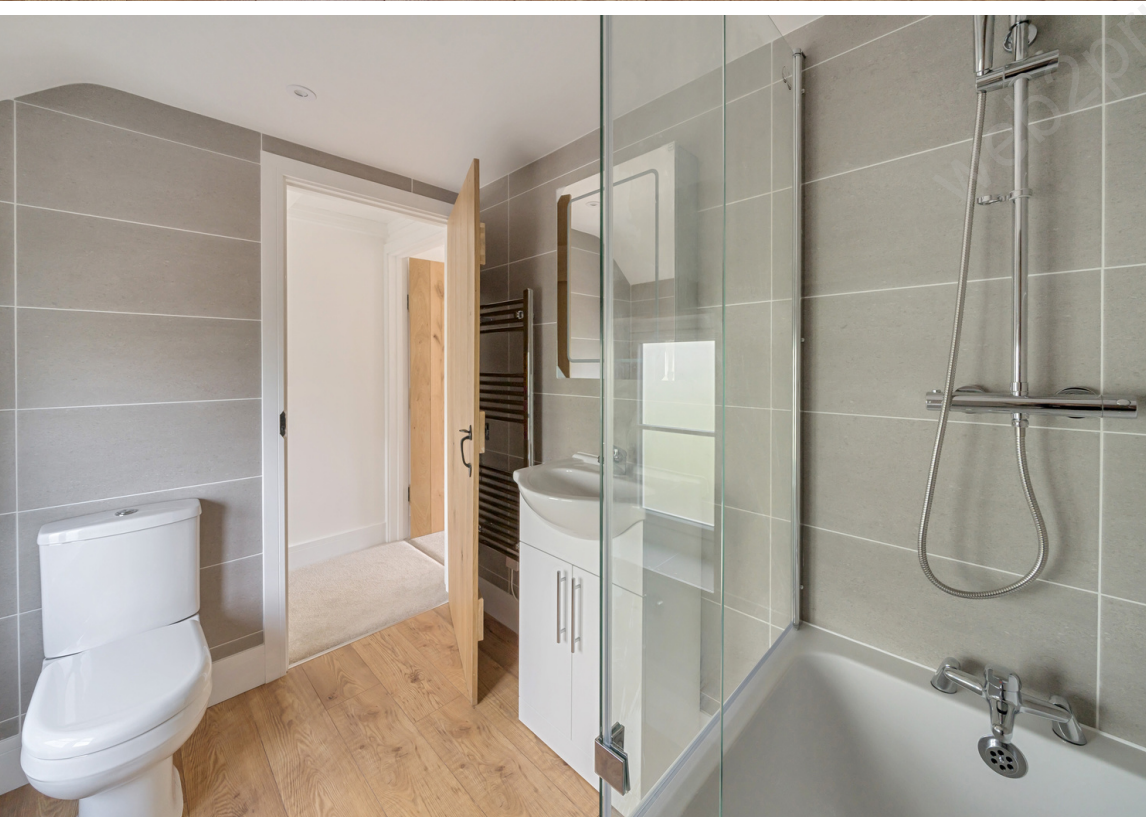


# Caldarvarn

Threehammer Common, Neatishead, Norwich, Norfolk, NR12 8BP

**BROWN & CO**







## Caldarvarn, Threehammer Common, Neatishead, Norwich, Norfolk, NR12 8BP

A charming detached four period property together with a two bedroom cart lodge with kitchen and shower room. Situated in a pleasant rural village location.

Acreage – 0.175 acres (stms)

£750,000



### DESCRIPTION

Caldarvarn comprises a most attractive detached four-bedroom period property set within delightful gardens together with an impressive cart lodge with self-contained annexe and garaging to the main house. The whole has been substantially extended and modernised with the inclusion of new windows, doors, oak flooring, new carpets, radiators, a new central heating system and rewiring throughout.

The main house dates back to the 19th century with later additions (2023) being constructed of traditional brick under a pitched pantile roof with varying elevations. The current owners secured the property in 2020 and had great plans for Caldarvarn, immediately acquiring the necessary planning consent to dramatically extend the house from a quaint cottage into a substantial family home with the introduction of a super kitchen dining room complete with range oven and butler's sink and a spacious principal bedroom with vaulted ceiling, en-suite, and a balcony.

The house enjoys a lovely principal sitting room which is beautifully arranged, enjoying a feature fireplace and fine views over the gardens whilst linking in well with the kitchen dining room. Further ground floor rooms comprise a porch entrance, utility/laundry room, cloakroom, bedroom 4/study and garden room.

The principal bedroom with en-suite, two further bedrooms and family bathroom off the main landing area are located on the first floor.

The cart lodge, constructed of brick and timber clad under a pantile roof could be used for a number of different purposes being suitable for additional accommodation to the main house, gym or home office. The lodge enjoys two double doors offering access to a single garage and storage area to the front. The accommodation for the cart lodge is accessed to the side and benefits from a spacious kitchen dining room, shower and sitting room. On the first floor there are two bedrooms.

Caldarvarn is approached from the minor road into a shingled parking area leading up to the cart lodge. The gardens are mainly lawned with a lovely terrace positioned off the kitchen dining room. The whole is well bordered by mature hedging enjoying privacy from the road and a neighbouring property.

Services – New air source heat pump central heating system, mains drainage, mains water and mains electricity.

### LOCATION

Threehammer Common is a very popular and established hamlet, just under 12 miles north-east of the University City of Norwich, just under 4 miles from the Broadland village of Wroxham and less

than 2 miles from Horning. It is conveniently placed for all the Broads, including Barton Broad together with a wide variety of shops and facilities in both Wroxham and Stalham.

### DIRECTIONS

Leave Norwich on Wroxham Road (A1151). Proceed through Wroxham and Hoveton towards Stalham, then take the right hand turning after Hoveton, signposted to Barton Turf/Neatishead. Proceed for about one mile and turn sharp right into School Lane towards Threehammer Common. Continue into School Road, passing the local bowls club and bearing right (immediately after Sows Loke), proceed for a further fifth of a mile and the property will be found on the left-hand side.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**





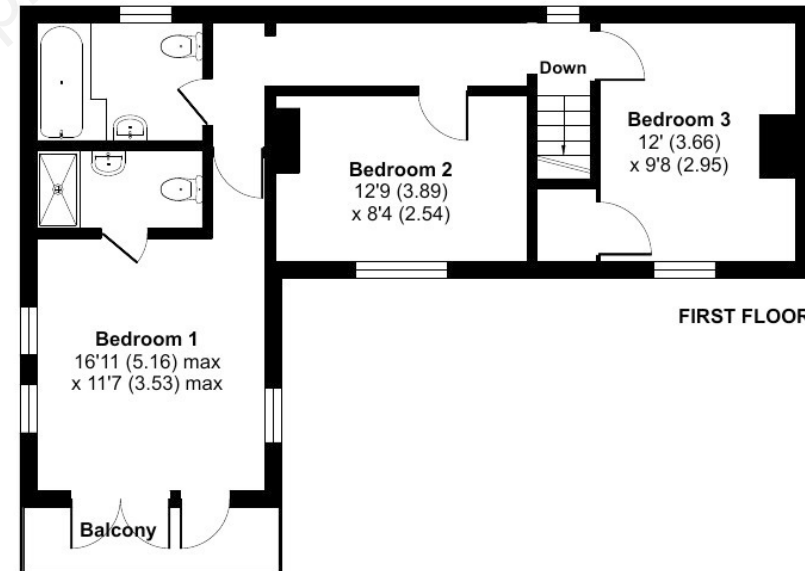
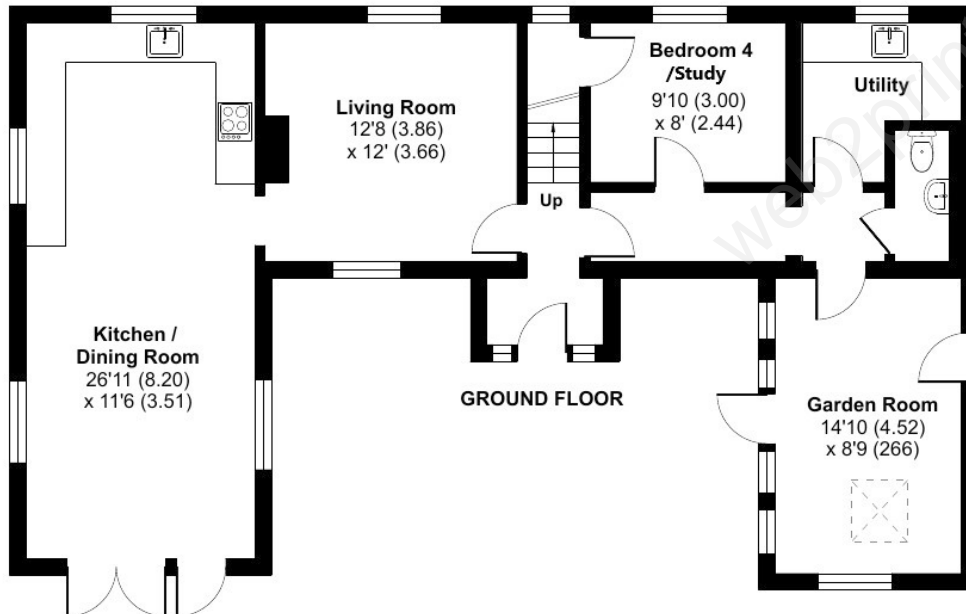
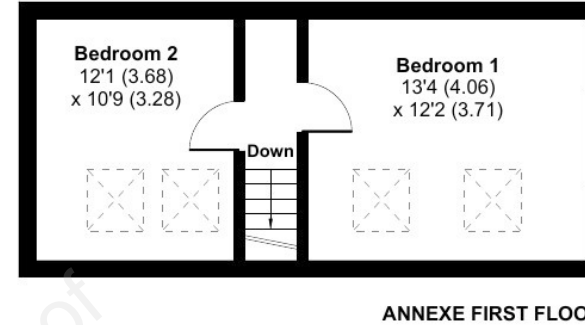
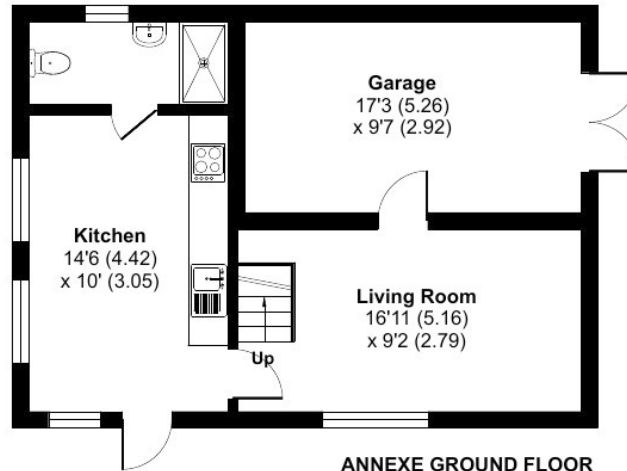


# Threehammer Common, Neatishead, Norwich, NR12

Approximate Area = 1496 sq ft / 138.9 sq m  
 Annexe = 865 sq ft / 80.3 sq m (includes garage)  
 Total = 2361 sq ft / 219.2 sq m

For identification only - Not to scale

Denotes restricted head height







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### IMPORTANT NOTICES

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