



THE STORY OF

The Manor House

Old Catton, Norfolk

SOWERBYS



S

THE STORY OF

The Manor House

Church Street, Old Catton,
Norfolk, NR6 7DR

Quintessential Grade II Listed Home

Reputed to Date From 1524

Superb Reception Rooms

Well-Fitted Kitchen/Breakfast Room

Seven Bedrooms, Dressing Room and Three Bathrooms

Extensive Cellarage

Parking to the Front

Established Mature Garden

Fine Brick and Flint Boundary Wall

Abundance of Period Detailing and Character

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“We love the history and beauty of The Manor House.”

The Manor House is a truly remarkable Grade II listed home that offers a glimpse into history. This notable property is reputed to date back to 1524 and was thoughtfully divided into two homes many years ago. The Manor House exudes a welcoming and atmospheric ambiance, and the current owners have cherished its beauty for many years.

As you step inside, you'll be greeted by the wonderful high ceilings adorned with heavy timbers, evoking a sense of grandeur. The well-equipped kitchen/breakfast room provides an excellent

space for cooking and entertaining. Just to the left, you'll find the fine sitting room come dining room, where an ornate fireplace and intricate stained glass windows set a beautiful scene. The garden room offers a tranquil retreat, perfect for relaxation and nurturing tropical plants. A library awaits the avid reader, while the formal drawing room offers a space for entertaining guests.

Beneath the ground floor, you'll discover the extensive cellarage. Currently used as a store room, separate laundry room, and wine room, it offers ample storage space.



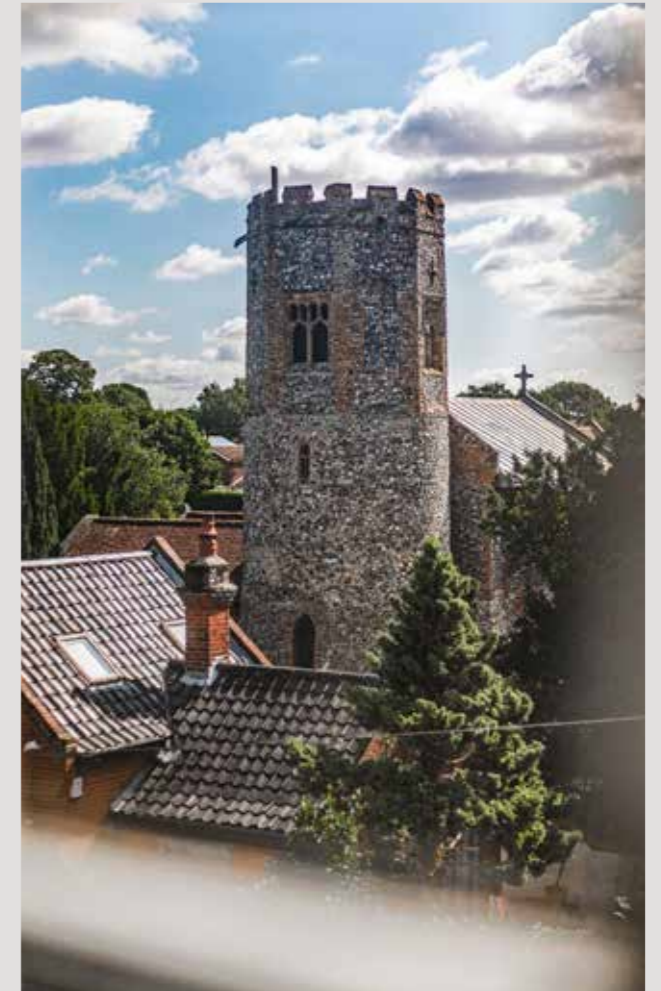


“The dining room is a favourite of ours with the high beamed ceiling, wall panelling from the 1880s and the blue tiled Victorian fireplace.”



The grand oak staircase leads to the lower first floor, where the generously sized principal bedroom is located. This room is full of character, featuring stripped wooden floor timbers and a Victorian fireplace. Adjacent to the principal bedroom is a bath and shower room. Continuing up to the upper first floor, you'll find two further bedrooms, a dressing room, and another bath and shower room. The second floor boasts a superb attic bedroom floor with four bedrooms.

“Three words to describe our home would be ‘historic, extraordinary and beautiful.’”

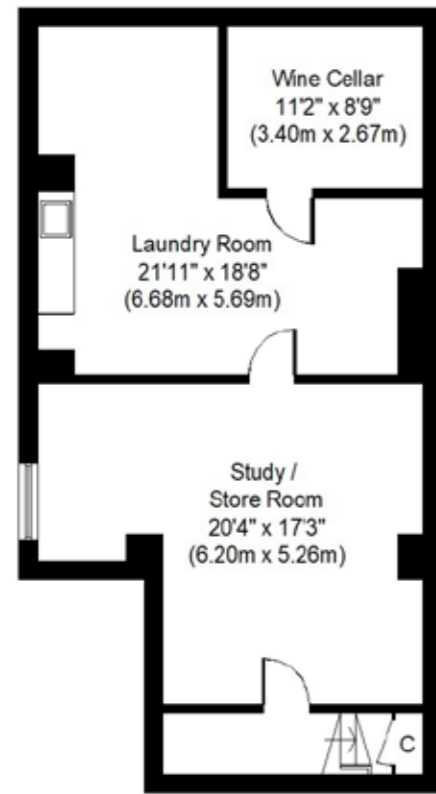




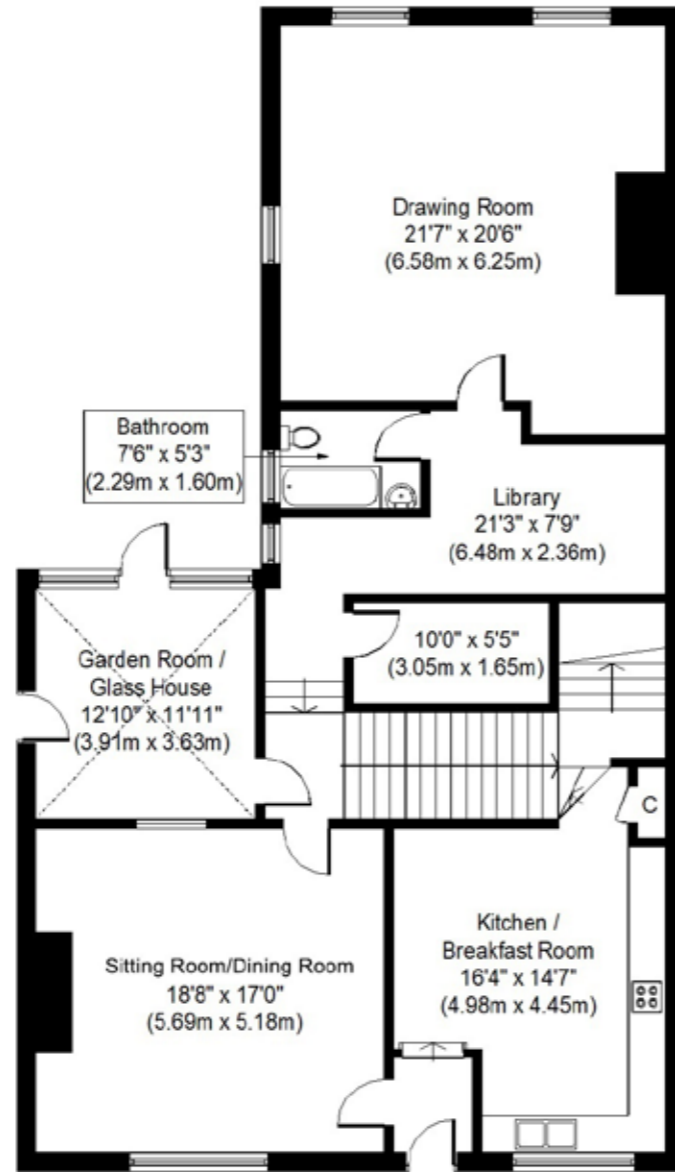
Parking is plentiful to the front of the property, and the brick and flint boundary wall beautifully encapsulates the garden. The well-established mature garden features a sun terrace, meandering grass pathways, wildflower planting, and a wide array of fruit trees.

“Living here has given us better access to Norwich and London, yet it still feels so peaceful.”

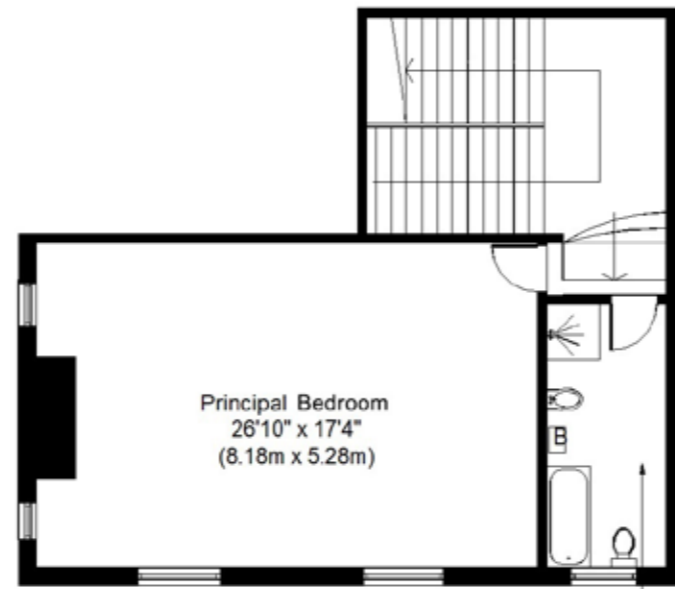
The Manor House is a captivating property which exudes character and history. The high ceilings, heavy timbers, and ornate features transport you to another era. The well-equipped kitchen, inviting living spaces, and beautiful garden make it a home where you can create cherished memories.



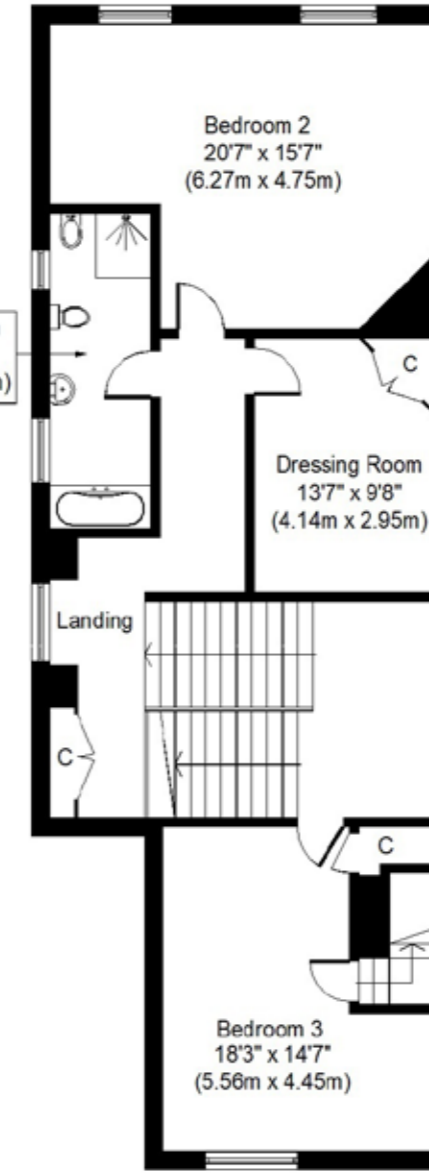
Basement
Approximate Floor Area
753 Sq. ft.
(70.0 Sq. m.)



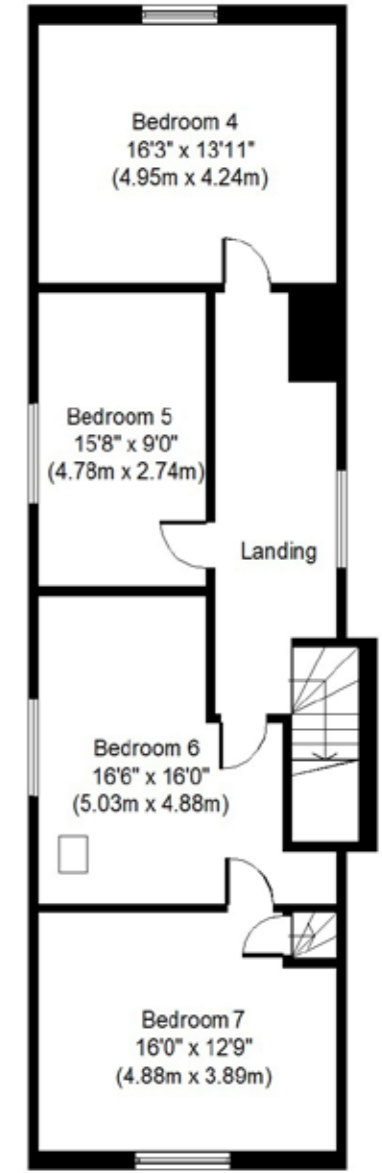
Ground Floor
Approximate Floor Area
1649 Sq. ft.
(153.2 Sq. m.)



Lower First Floor
Approximate Floor Area
782 Sq. ft.
(72.7 Sq. m.)



Upper First Floor
Approximate Floor Area
1142 Sq. ft.
(106.1 Sq. m.)



Second Floor
Approximate Floor Area
985 Sq. ft.
(91.5 Sq. m.)



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

Old Catton

IS THE PLACE TO CALL HOME



A charming village located on the outskirts of Norwich city centre, the village of Old Catton has a long history, dating back to at least the

Saxon period. It was mentioned in the Domesday Book of 1086, which recorded it as “Cattuna.” Over the centuries, the village evolved and grew, and its name eventually changed to “Old Catton.”

One of the most prominent landmarks within the village is St. Margaret’s Church, a beautiful medieval parish church which dates back to the 14th century. Old Catton maintains a strong sense of community, making it a wonderful place to live or visit. The village has a close-knit feel, with friendly locals and a welcoming atmosphere.

The village’s picturesque setting adds to its appeal. Surrounded by the lush Norfolk countryside, offering peaceful walks, scenic views, and opportunities to connect with nature. The River Wensum runs nearby, further enhancing the area’s natural beauty.

Despite its historical roots, Old Catton is well-equipped with modern amenities to cater to the needs of its residents. Local shops, pubs, and restaurants provide convenience and options for those who call the village home.

Additionally, the proximity to Norwich ensures that all major services and facilities are within easy reach. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains from Norwich to Liverpool Street take just 90 minutes, and the city’s airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



The Manor House Gardens

“...the brick and flint boundary wall beautifully encapsulates the garden..”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///lush.list.bright

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL