



Cargate House  
The Street | Colton | Norfolk | NR9 5DB

# A WELCOME SURPRISE



“This modern, barn-style residence looks right at home in its setting, nestled between a wildlife pond and open farmland, neighbouring a handful of converted barns. Inside, this property is a surprise and a delight, with large, light-filled rooms and a wonderful sense of openness. Versatile accommodation with bedrooms on two floors, plus a pretty, private garden with plenty of parking, means the property puts a big tick in every box. In the countryside but part of a village, just a five-minute drive to the shops, you really can have it all here.”



# KEY FEATURES

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- A Detached Spacious Modern Home situated in the Village of Colton
- Four Bedrooms (Two Ground Floor and Two First Floor)
- Two Bath/Shower Rooms – One on Each Floor
- Kitchen with Pantry and Separate Utility with WC
- Open Plan Dining Area; Sitting Room and Study
- Enclosed Rear Garden with Covered Terrace, Summerhouse and Greenhouse
- Single Garage and Plenty of Parking
- The Accommodation extends to 1.906sq.ft
- Energy Rating: D

This beautiful home makes a superb first impression – step inside and it's so incredibly light! The semi-open layout means it has an excellent flow and it works well at every stage of family life. The location is a winner, with a lovely rural feel, but you're so close to the shops, hospital, university and more that you can get the perfect balance – the best of both worlds.

## Countryside Character

Built in 1999, the property sits very comfortably next to a small group of barn conversions and has been designed to blend with them and the rural surroundings. The owner of the house was attracted by the nature of the setting, with the pond over the road and the fields around bringing in plenty of wildlife, and the amount of space on offer within the house itself, plus the fact that she could live solely on the ground floor if needed as she grew older. When you come to view the property, you'll understand why it worked so well for her in every way. It's a very flexible home, and one that could effortlessly adapt at every stage of family life, from toddlers to teens and beyond. The owner loved hosting her own family here, with three generations coming together for dinners, Christmases and overnight stays.

## Living In The Light

At the heart of the home is a large seating and dining area, with three sets of double doors to one side, one to the garden, one to the covered outdoor terrace and one to the sitting room. This is a magnificent room and it's open to the kitchen, so it's also very sociable. You could easily keep an eye on little ones from here, whether they were playing inside or out, and it's plenty large enough for a crowd if you're throwing a party. The kitchen has a super walk-in pantry, but if you prefer, you could remove this to add more space in the kitchen. There's a study area at the far end and again this could be incorporated into the kitchen if desired.





# KEY FEATURES

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## Versatility Abounds

The main sitting room is also a beautiful room and very well proportioned – plus it's nice to have a separate reception space if people want to spread out. Two double bedrooms and a family bathroom with both bath and shower mean you could live on the ground floor and never need to use the stairs. On the first floor, the landing is a room in itself and would make a great study or playroom. There are two bedrooms on this floor, both lovely and light, one with an en-suite and a great amount of storage.

## Access All Areas

The property sits in a gorgeous position, with a large pond and open fields your view to the front and a stable block and fields behind. There's plenty of parking on the gravelled area to the front of the garage, then the garden itself has room for children to play on the lawn, safely enclosed and away from the lane, as well as that lovely undercover seating and dining area. It's quiet and peaceful here, but you're not isolated because you have neighbours down the lane. Rural bliss awaits whenever you return home here, but when you need to get out about for work or leisure, you won't have far to go. The shops and facilities at Longwater are just five minutes by car, with the university and hospital a little further. It's easy to get into Norwich, whether by car or using the Park & Ride, with the A47 and A11 linking you to the rest of the county and beyond.

































# INFORMATION

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## On The Doorstep

Cargate House is situated within the village of Colton, found just to the west of the city of Norwich and is well placed for easy access to the southern bypass, University of East Anglia, Research Park, BUPA Hospital and the Norfolk & Norwich University Hospital. The village boasts a well renowned public house.

## How Far Is It To?

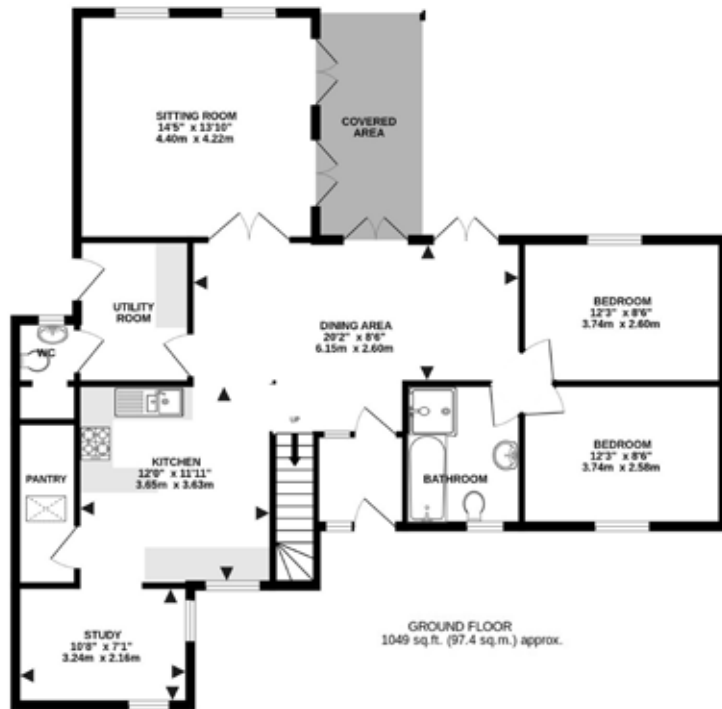
Colton is a semi-rural village approx 9 miles south west of Norwich City Centre which provides good access to the University, Science Parks and Norfolk & Norwich Hospital. Colton is very close to the village of Barford which has a good school, garage, pub, restaurant and beautician. It is well sited for access to the main roads systems, A47 and A11 trunk roads.

## Directions

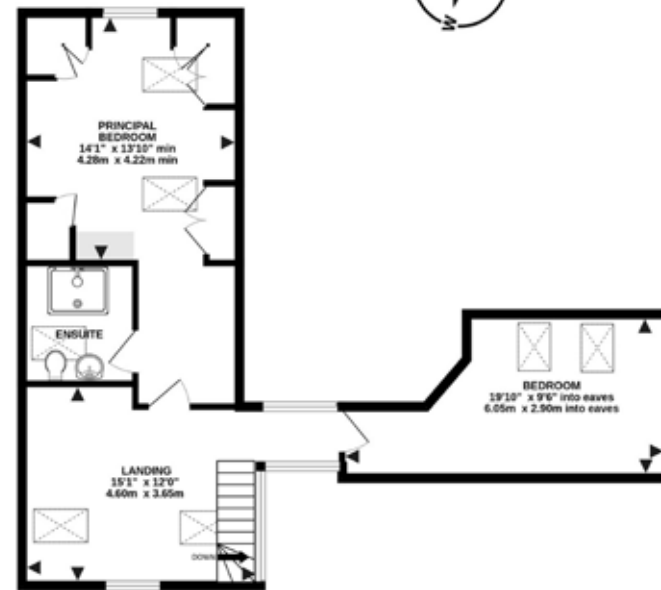
From Norwich proceed in a westerly direction along the A47. At the end of the dual carriageway proceed straight over and follow the road to the next roundabout just beyond Easton. Take the first exit at this roundabout and then turn right to stay on Dereham Road. Turn left onto Blind Lane and continue onto Colton Road. Turn right onto Marlingford Road and then continue onto The Street, where the property will be found on the right hand side.

## Services, District Council and Tenure

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



GROUND FLOOR  
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



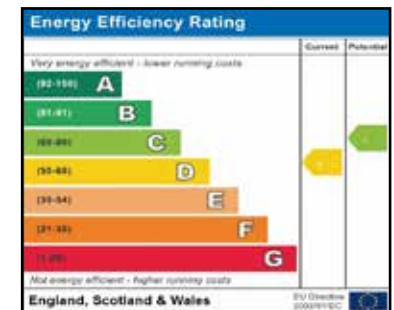
GARAGE  
20'7" x 12'10"  
6.27m x 3.25m

TOTAL FLOOR AREA : 1906 sq.ft. (177.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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