



THE STORY OF  
**Little Barn**  
*Caston, Norfolk*

**SOWERBYS**

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THE STORY OF

# Little Barn

Caston Road, Caston  
NR17 1BW

Superb Barn Conversion

Abundance of Character

Incredible Kitchen Dining and Family Room

Glass Link Sitting Room

High-End Finish Throughout

Four Bedrooms

En-Suite and Dressing Room to Main Bedroom

Guest Bedroom with En-Suite and Dressing Room

Detached Triple Garage

Landscaped Gardens and Garden Room

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“The log-burner in the winter makes the living room lovely and cosy.”

Little Barn stands as a captivating residence, where the current owners have masterfully elevated the allure of this charming home.

Upon entering, attention is immediately captivated by the kitchen—a mesmerising, vaulted space adorned with exposed oak roof trusses and seamless herringbone flooring, creating an opulent atmosphere. Beyond being a culinary delight, this space seamlessly integrates dining and sitting areas, fostering a harmonious and sociable environment. The impeccably designed modern kitchen boasts ample storage and workspace, making it an ideal setting for both cooking and entertaining.

The sitting area, adorned with bespoke fitted carpentry, offers not only comfort

but also practicality, providing storage, display shelving, and dedicated spaces for the TV and a feature fireplace. The seamless transition from old to new is achieved through a stunning glass linkage to the sitting room, where bi-fold doors and a magnificent central wood-burning stove create an inviting retreat for escaping, relaxing, and enjoying cosy nights with the wood crackling away.

The principal bedroom exudes a boutique ambiance, offering splendid views of the garden, access to a well-fitted dressing room, and a luxurious en-suite bathroom. Further enhancing the accommodations are a guest room with a well-appointed en-suite shower room and dressing room. Two additional bedrooms are completed by a modern, well-fitted family bathroom.





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.

Situated within a small enclave of only three barns, each enjoying its own privacy, Little Barn offers ample front parking and access to a detached triple garage. The picturesque drive meanders past a sweeping lawn and a small copse. At the rear, a wrap-around terrace serves as an exceptional venue for entertaining, surrounded by a sprawling lawn, picturesque countryside views, and a splendid garden room. Thoughtfully equipped, the garden room is an ideal space for relaxation, TV viewing, and admiring the beauty of the garden.





ALL THE REASONS

# Caston

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated between Watton and Attleborough, the village of Caston offers a village school, beautiful 13th century

church and a public house called The Red Lion.

The market town of Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools, health clinic, medical practice and dental surgery.

There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather

courts, badminton, squash and snooker facilities.

Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The thriving market town of Attleborough has shopping facilities, supermarket, healthcare, schooling for all ages and a mainline railway station with trains to London via Cambridge.

The cathedral city of Norwich is about 22 miles away and offers a wide range of shopping, leisure and cultural facilities as well as a main line rail serving London Liverpool Street and international airport is located to the north.



Note from the Vendor



“We love how quiet it is here surrounded by fields. We would describe our home as homely and spacious.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity, drainage via private treatment plant. Air source heat pump supplies the underfloor heating to the main barn, as well as an oil-fired boiler that serves a radiator in the sitting room and a radiator in the insulated double garage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 8706-5313-5339-6597-7253

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: ///coping.plans.quiz

## AGENT'S NOTE

Please note shared entrance drive from highway and private drive.

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.

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