



The Cottage
The Green | Caston, Attleborough | Norfolk | NR17 1DB

THE COTTAGE ON THE GREEN



Here's the English country cottage of your mind's eye – thatched, beamed and occupying a central position overlooking the green. A pretty prospect it is indeed, and not one you see every day. Inside you'll find the dimensions belie the cute and cosy exterior with surprisingly large and bright rooms including three double bedrooms and three bathrooms.



KEY FEATURES

Exquisite Period Village Home
Grade II Listed
Quintessential Village Location Overlooking The Village Green
Charming Cottage - Has Been Well Looked After
Sizeable Accommodation
Three First Floor Generous Bedroom Plus Bedroom Four On The Ground Floor
Delightful Sitting Room With Wood Burner
Excellent Dining Room
Spacious Kitchen Breakfast Room - plus Cellar, Utility Room and Wet Room
First Floor Bathroom and En Suite

Listed by Historic England as mid-17th century, the house is thought to be – and indeed shows signs of being – a deal older and was probably once a long house. The proportions of the rooms, the quantities of timber used, not to mention its prominent position overlooking the village green, suggest also that it was built for a person of note.

Step Inside

A wooden front door leads directly into the sitting room, as was the custom in the days before entrance halls, though you'll more likely enter through the utility room next to the parking area behind. Here under the thatch is the oldest part of the house – two large beamed rooms either side of a central chimney stack. At various points, a second external stack was added as well as a rear wing with a third stack. Here and there you'll see other signs of changes to the house over its long life – a doorway now closed off, or an early Victorian fireplace. At over 280 square feet, and with a higher than expected ceiling, the triple aspect sitting room is a generous space indeed. The brick hearth at the gable end – a later addition – houses a woodburning stove and displays an interesting undulating lintel, evidently repurposed but whose former life is now lost in the mists of time. The dining room, with its beautiful polished floorboards, is well positioned in the corner adjoining both the sitting room and the kitchen behind. In here is a stunning early Victorian – possibly older – cast-iron fireplace which must have been a very smart upgrade in its day. It is not currently in use but it would be worth asking the local sweep if it could be reactivated easily. In the rear wing, the kitchen blends modern conveniences into the historic surroundings. A wide range stove, electric with four ovens, sits in the fireplace while adjacent you can still see the original bread oven with its cast-iron door.





KEY FEATURES

An elliptical island provides additional workspace and there is still plenty of room for a large dining table. A door from the kitchen leads to a later rear extension with exposed tie-beams and brickwork. A perfect work-from-home space, it might also function as a fourth or guest bedroom if required. Also downstairs is a utility and a wet room, ideal as a third bathroom or for showering off muddy dogs.

Exploring Upstairs

On the first floor are three bedrooms and two bathrooms, one of which is en-suite in the principal bedroom, a stunning room with exposed studwork and a lofty partly vaulted ceiling. A small door in here looks as though it might be no more than the door to a cupboard but in fact leads into a large bathroom with a roll-top tub and a fireplace. Two further bedrooms are served by a family bathroom with both shower stall and bathtub options.

Potential Developments

Although presented immaculately throughout, there are still potential directions in which you can introduce further improvements to the property. A dry cellar is accessed via stone steps in the kitchen floor, currently concealed under a fridge. Down here you might create a media room. At any rate, you'll have excellent wine storage. Upstairs under the thatch at the north end of the house is an attic room, now accessed only by a loft hatch over the stairs. That it was once used as a room is clear by the ancient 10-inch floorboards and traces of a former window in the gable end. The reinstatement of this attic floor would require some imagination along with planning permissions but would surely repay the effort. The pretty pantiled outhouse in the garden, also part of the Grade II listing, is fully wired and would make a lovely artist's studio. In the past, planning permission has been granted for its conversion to a granny annexe, and this would arguably be a worthwhile endeavour.

Step Outside

Parking for three cars is in the lee of the house's two wings and screened from the rear garden by pretty woven willow fencing. The fully enclosed rear garden is quite a sun trap, sheltered as it is by the flint wall of the adjacent pub. This last provides warmth enough for a grape vine to flourish. The garden is also entirely private and not overlooked from any quarter. A deck immediately behind the house is the perfect spot for coffee in morning sunshine. There is also a small pond, home to lilies and goldfish.





















Ground Floor Study/Bedroom









INFORMATION



On The Doorstep

Once a stop on the pilgrims' route to Walsingham, Caston is a traditional pretty village around a green. It retains a primary school and a country pub, the Red Lion which serves home-made food. A lively village hall hosts film nights, breakfast clubs, whist drives and other seasonal events.

How Far Is It To

A short drive away is Watton with two supermarkets or, a little further, the market town of Attleborough on the Breckland line between Cambridge and Norwich. There are thus two swift routes to London – either via Cambridge or direct from Norwich, a drive of a little over half an hour. Caston is also served by an hourly bus service to Norwich.

Directions

The property is located on the Green at Caston

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///backpacks.narrating.digit](http://backpacks.narrating.digit)

Services, District Council and Tenure

Oil Central Heating, Mains Electricity, Water & Drainage

EV Charging Point

Broadband Available – Broadband currently with BT please check www.openreach.com/fibrechecker

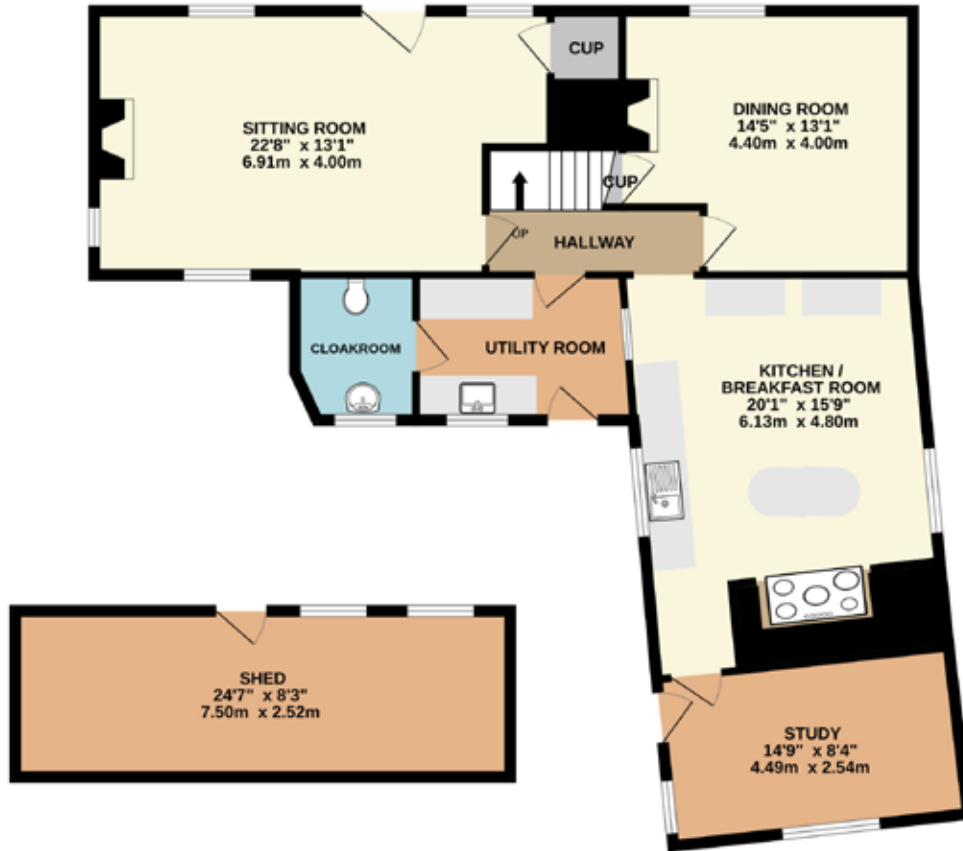
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to

check

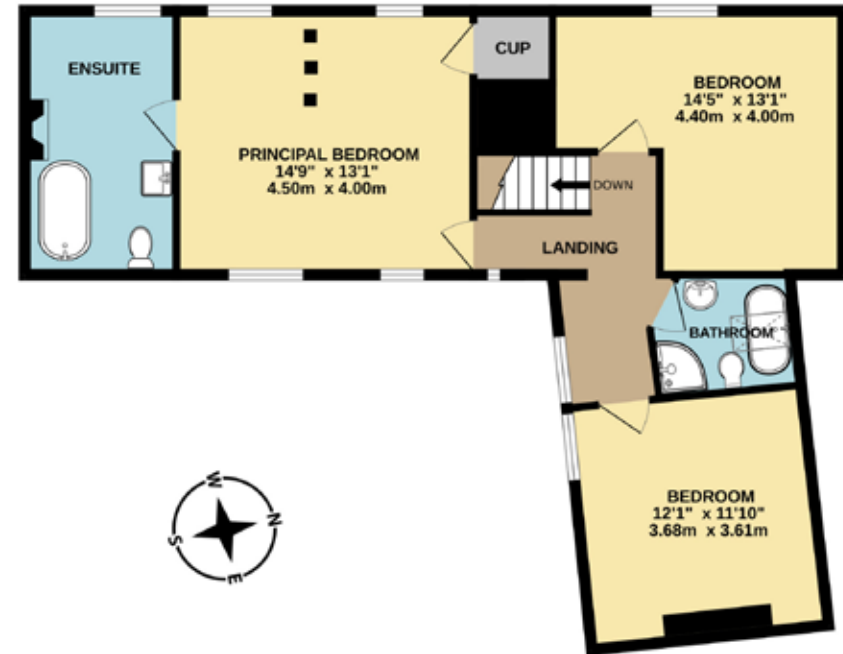
Breckland District Council - Tax Band E

Freehold

GROUND FLOOR
1207 sq.ft. (112.1 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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