



Little Barn
Caston Road
Caston
Norfolk
NR17 1BW

Guide Price £525,000 - £550,000

“For those who appreciate quality and design, Little Barn is well worth visiting”





Discover the exceptional living space of this beautifully converted barn. Vaulted ceilings, oak, travertine and limestone floors complement contemporary stylish interiors of around 2,000 sqft. 4 bedrooms (2 ensuite), stunning kitchen breakfast, living room and 3 bathrooms. Set in grounds of about half an acre.

Location

The village of Caston is closely connected to the market towns of Attleborough and Watton situated in the heart of rural Norfolk. There is good access to a network of roads connecting to the A11 corridor road, which is less than 15 minutes away. Recent improvements and dualling of the A11 enables swifter access to Cambridge, Newmarket and London itself in around 2 hours. Attleborough offers a wide range of amenities including a supermarkets, a variety of high street shops, well regarded schooling, surgeries and public houses. The cathedral city of Norwich is around 20 miles to the north east with its main line rail link to London Liverpool Street and its own international airport. The city is renowned for its fabulous shopping facilities and is the business hub of East Anglia.



The Property

Situated within a select development of three, Little Barn is a wonderful example of how barns should be converted. Much time and planning went into the design and completion of the barn conversion, which has created a sizeable home but without the feeling of vast empty space. Smart contemporary interiors and room proportions were all carefully considered and as much of the original character features have been retained, highlighted by soaring vaulted ceilings and timber trusses. Modern technology creates a cosy environment with an air source heat pump supplying underfloor heating to the limestone, travertine and engineered oak floors, individually controlled throughout.

At the heart of the home, a stunning kitchen flows into a living area, an ideal arrangement for family gatherings and entertaining. The kitchen features an extensive range of cabinetry, Silestone surfaces and a centrepiece island. Integrated appliances include: Neff twin electric ovens and glass hob with retractable extractor fan; fridge and freezer; a wine chiller and a dishwasher. The main living room is a lovely area bathed in natural light and having a vaulted ceiling rising to over 17 feet. Two of the bedrooms have en-suite facilities, whilst the master bedroom has an impressive dressing room and sleek en-suite bathroom. The three bath and shower rooms are all fitted with high quality suites and fully tiled. Completing the layout is a fully fitted utility room.

Outside

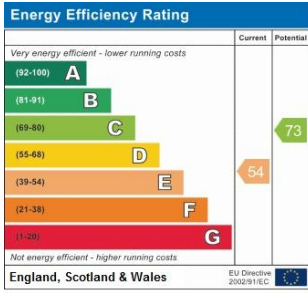
Little Barn is situated in a select development of three barns surrounded by undulating countryside, enjoying far reaching views. The gardens are a blank canvas in which to landscape and establish colourful beds and vegetable patch. Access from the roadway is via a shared tarmac drive, forking off right onto a gravelled private driveway, leading to the barn. A triple bay cart lodge and garage is complemented by plenty of space for parking, or to accommodate a caravan or motorhome. Boundaries consist of high level brick walls creating a good degree of privacy and quality fencing. In all, the property extends to approximately half an acre (subject to survey).

Services

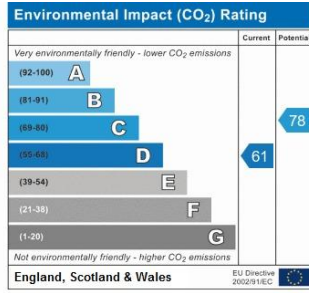
Mains water and electricity are connected to the property. Private drainage. Air source heat pump supplying underfloor heating and hot water. Please note that the services; appliances; heating system; plumbing and electrical installations have not been tested by the selling agents and the purchasers must satisfy themselves as to the condition and warranty of all items.

Directions

Travelling in a south west direction from Norwich on the A11, take the slip road at the 2nd exit for Attleborough/Watton. At the lights turn right onto the B1077 sign posted to Great Elingham and Watton. Proceed through the village of Rocklands All Saints and prior to reaching the village of Caston, the entrance to Little Barn can be found on your right hand side.



Address:
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Important Notice

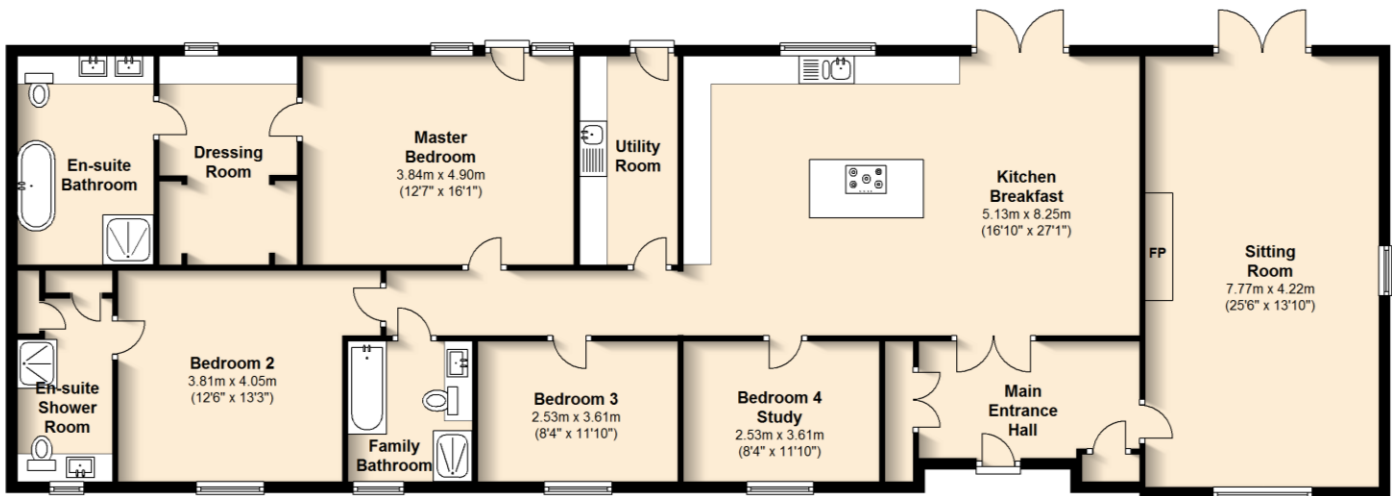
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Ground Floor

Approx. 189.0 sq. metres (2034.0 sq. feet)



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