



The Old White Horse

Cawston, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming four bedroom period property with associated annexes, situated in a highly sought-after location

The Old White Horse is a charming four bedroom family house of red brick construction under a tiled roof. The property is light and airy and offers well-proportioned family-sized accommodation set over two storeys and has been well maintained by the existing owners.



**4 RECEPTION
ROOMS**



6 BEDROOMS



1 BATHROOM



**2 SELF
CONTAINED
ANNEXES**



3,633 SQ FT



FREEHOLD



VILLAGE



£735,000

The Property

Of particular note is the large living room with views over the rear courtyard space and picturesque Cawston street. On the first floor is the principal bedroom with ensuite shower room, accompanied by three further bedrooms and a family bathroom.

The property is accessed via the front door leading out to New Street, however also has vehicular and pedestrian access of the Norwich Road. To the rear of the house is a private courtyard garden between the main house and the two annexes, as well as a private lawned garden beyond. The Old Butchers and the Old Club Room are both one bedroom self-contained annexes with separate access. The current owners have previously rented the two units out which and both have undergone a recent redecoration. Furthermore, there is a space adjacent to the courtyard which has also been rented out as a hair studio – all three units are geared up to generate income, however can be used for extra ancillary space or multi-generational living.

Situation

The Old White Horse is located centrally in the village of Cawston, within easy reach of local amenities. The market town of Reepham is located 3 miles away and offers excellent local amenities, pubs, café's and the renowned Dial House hotel. The market town of Aylsham is located just under 5 miles and similarly offers good local amenities and is home to Blickling Hall estate which offers an excellent day out. The Georgian market town of Holt is located 11 miles to the north and is the gateway to the north Norfolk coast and home to Gresham's Pre, Preparatory and Senior Schools. Norwich is 14 miles to the south-east. The area is well connected with the A140 and A148, while Norwich offers fast rail connections to London and Cambridge and dual carriageway via the A11 and M11 to Stansted and beyond





Nearby Schools

- Gresham's Preparatory and Senior Schools
- Beeston Hall Preparatory School
- Reepham Primary School
- Reepham High School and College
- Corpusty Primary School
- Cawston Church of England Primary Academy
- Foulsham Primary School Academy
- Astley Primary School
- Bawdeswell Community Primary School
- Great Witchingham Church of England Primary School
- Lyng Church of England Primary Academy
- Aylsham St Michaels Church of England Voluntary Controlled Nursery and Infant School

Distances

- Reepham 3 miles
- Holt 11 miles
- Aylsham 5 miles
- Norwich 14 miles

Nearby Stations

- Norwich
- Kings Lynn

Key Locations

- The Market Town of Holt
- North Norfolk Coast
- Brancaster Golf Club
- Sheringham Golf Club





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 purchase.

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Floorplans

Approximate Gross Internal Area

Main House: 191.9 sq m / 2066 sq ft

The Old Butchers: 61.2 sq m / 659 sq ft

The Old Club Room: 55.1 sq m / 593 sq ft

Carport: 29.3 sq m / 315 sq ft

Total: 337.5 sq m / 3633 sq ft

For identification purposes only.

Directions

Postcode: NR10 4AN

Head west on the B1145 entering Cawston, take the left hand turn signposted New Street and the property can be found after a short distance on the left hand side on the corner of New Street and Norwich Road.

/// **What3words:** weary.decay.wallet

General

Services: Main electricity, water and drainage.
Oil fired central heating.

Tenure: Freehold

Local Authority: Broadland District Council

Council Tax: Main house: D

Flat & Cottage: A

EPC Rating: TBC

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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