



A FORMER COACH HOUSE SYMPATHETICALLY RESTORED AND EXTENDED

SOTHERTON HOUSE
OLD CATTON, NORFOLK

savills

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Ground floor: Entrance and staircase hall ♦ drawing room ♦ sitting room/bedroom 4 ♦ study/library/bedroom 5 ♦ orangery ♦ well fitted kitchen/dining room ♦ utility room ♦ shower room

First floor: Master bedroom with en-suite, to be completed ♦ further bedroom ♦ bathroom, to be completed ♦ eaves storage

Outside: Extensive gravelled parking ♦ partly-walled gardens ♦ about 0.22 of an acre ♦ EPC rating = C

The Property

Sotherton House dates from circa 1800 and is a former coach house which has been extensively restored and sympathetically extended to create a substantial family house. Set in partly walled gardens with extensive gravelled parking areas, the property was formally the coach house to a nearby substantial Georgian property.

The property was acquired by the current owners in September 2014 and since then, has been the subject of a complete program of restoration and refurbishment, sympathetically extended to create this substantial house. The house has well-arranged and spacious accommodation with large and well-proportioned rooms, in particular the superb custom-built kitchen/dining room with orangery extension, drawing room, further reception room/bedroom 4 and study/library/bedroom 5 and shower room on the ground floor. On the first floor are 2 further bedrooms, one en-suite bathroom, and a further bedroom and bathroom. Some work remains to be carried out including the installation of the 2 bathrooms on the first floor, as well as completing some internal decorations and finishing the orangery roof/lantern. There is a walled garden to the front of the property and a larger partly walled garden to the rear.

Outside

The house is approached over a shared gravel drive which leads around to the rear and west of the property where there is ample gravelled turning and parking space. To the front and the east there is an area of walled garden bounded by a fine old brick wall to the south. This can also be approached by French windows from the sitting room/bedroom 4. To the rear and west of the property is a large walled garden, laid to lawn with a gravelled terraced seating area, facing south and west and again, approached by French windows from the orangery extension to the kitchen. The garden is mostly laid to lawn with some landscaping to be completed. The gardens and grounds in all extend to about 0.22 of an acre.



Situation

Sotherton House is approached by a shared private gravelled drive in the popular residential area north of Norwich in Old Catton which contains many attractive period properties. The property is 2 miles from the Cathedral and city centre of Norwich, and there is easy access to the rest of the county via the Norwich Ring Road and now the North Distributor Road which will link to the Norwich Southern Bypass. Norwich Airport is also conveniently located to the north of the city.

Agent's Notes

1. Some works remains to be carried out including installing the 2 bathrooms on the first floor, completing the orangery roof lantern and some decorative work.
2. The property enjoys a right of access over a shared gravel drive.
3. There is a covenant restricting leaving a camper van/caravan/motor home in the driveway.

Directions

Leave Norwich city centre via the B1150 North Walsham Road and at the traffic lights at the outer ring road, turn left onto George Hill. At the T-junction, turn right towards Spixworth. After a short distance, turn left through brick gate piers onto a private gravel drive (by 65 Old Barn Cottage). Follow the gravel drive to the rear of the property. The postcode for the property is NR6 7NQ.

Services Mains water, electricity, gas and drainage, and under floor heating to the ground floor with radiators to the first floor.

Local Authority Broadland District Council: Band G.

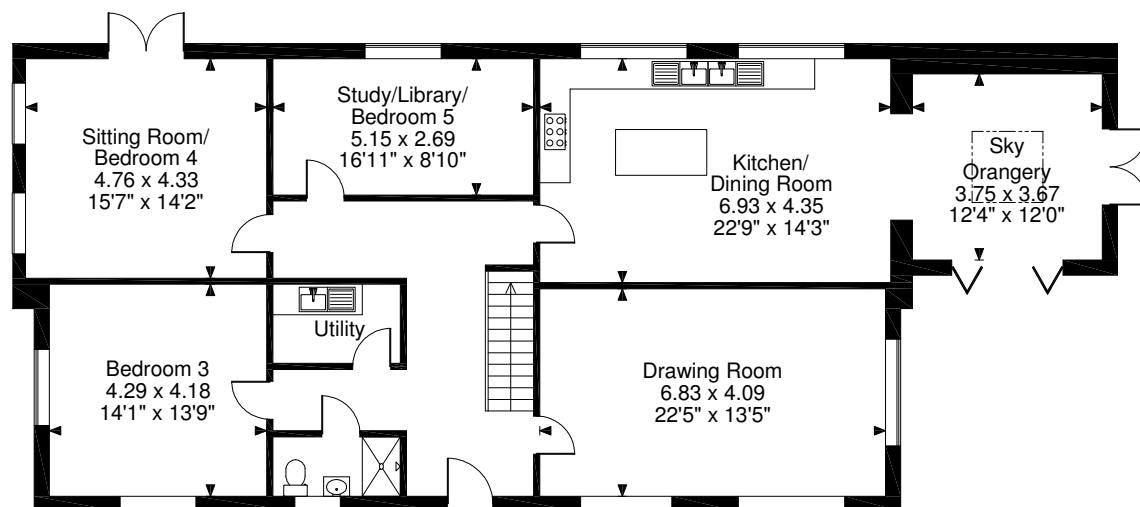
Fixtures & Fittings All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings Strictly by appointment with Savills.

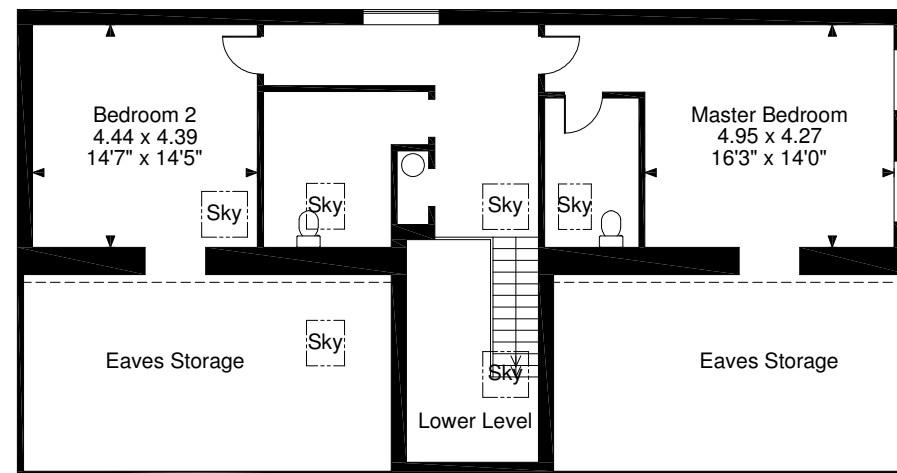


FLOORPLANS

Main House gross internal area = 2,657 sq ft / 247 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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