



Little Paston, Crostwight, North Walsham, Norfolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Little Paston, Crostwight Hall, Heath Road, Crostwight, North Walsham, Norfolk, NR28 9PA

A charming four-bedroom barn conversion with associated gardens and garaging, situated in a sought after location

Norwich 17 miles, North Walsham 6 miles, Coast 3 miles

**Ground Floor:** Kitchen | Dining room | Principal bedroom with ensuite | Bedroom | WC

**Lower first floor:** Sitting room | Store room | Storage | Family bathroom

**Upper first floor:** Sitting room | Mezzanine study | Two further bedrooms

**Outside:** Off street parking | Double garage | Front communal gardens | Private rear gardens

Grade II listed

## The Property

Little Paston is a charming four-bedroom barn conversion of brick construction under a tiled roof. The property is light and airy and offers well proportioned family sized accommodation set over three floors, with views over the front communal gardens and the rear private gardens. The current owners have maintained the property well and retained much of its original character and features including exposed beams and internal brickwork. Of particular note is the kitchen and dining room linked by glass doors and overlooking the secluded rear gardens.





## Outside

The property is accessed via a shared driveway with off street parking and associated garaging. To the front of the house is a communal lawn shared by all the residents of the development and to the rear of the house is a private garden with patio seating area which is mainly laid to lawn with shrub and hedge borders.

## Location

Little Paston is located in the Crostwight Hall development and occupies a quiet and peaceful spot. North Walsham situated 6 miles to the west offers excellent local amenities including a Waitrose supermarket and good local transport links.

The cathedral city of Norwich (17 miles to the south west) has a vibrant business community and is the regional centre for shopping, leisure and cultural facilities. There is a mainline railway station to London Liverpool Street and an expanding airport to the north of the city.

## Directions

Leave Norwich heading north on the Wroxham Road, heading through Wroxham, Hoveton and Beeston St Lawrence and take the left turn onto Hall Road and the left-hand turn at the T-junction onto the Yarmouth Road (A149). Continue for a short distance and take the second right hand turn (or the first after The Crown Public House) onto The Street which becomes the Honing Road and continue until you reach the East Ruston Road. Turn left and then immediately right onto Honing Long Lane and then the right-hand turn onto Heath Road. Upon reaching the grass triangle take the right turn into the Crostwight Hall development and the first left hand turn will take you into the Barns, where Little Paston can be found.

Agents note: Please note the property comprises one of seventeen which have shares in the estate and there are rights and covenants. For more information, please speak with the selling agent.



## Floorplans

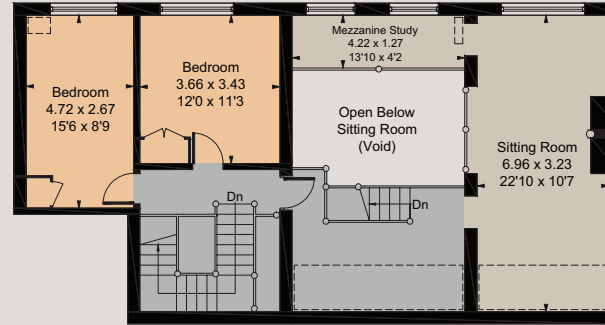
Approximate Gross Internal Area (Excluding Void)

House = 2557 sq ft (237.5 sq m)

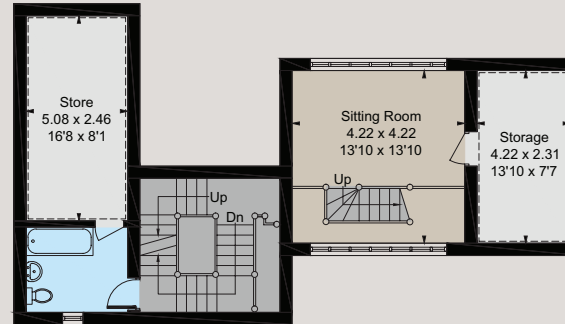
Garage = 485 sq ft (45.1 sq m)

Total = 3042 sq ft (282.6 sq m)

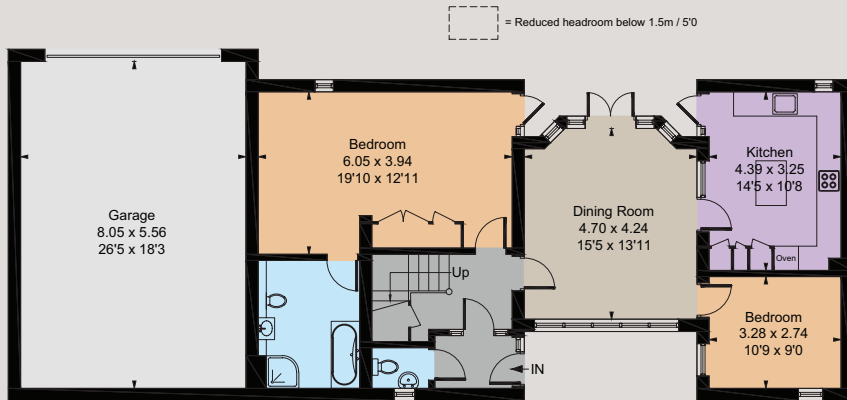
For identification purposes only.



Upper First Floor



Lower First Floor



Ground Floor

= Reduced headroom below 1.5m / 5'0"

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.

© WFP Photography Ltd 2024 | [www.williampitt.co.uk](http://www.williampitt.co.uk)

## General

**Local Authority:** North Norfolk District council

**Services:** Mains water and electricity. Private drainage – shared Klargester. Oil fired central heating.

**Council Tax:** F

**Tenure:** Freehold

**Guide price:** £595,000

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

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest.

Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Viewing:** Strictly by appointment through Strutt & Parker.

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

**01603 617431**

[norwich@struttandparker.com](mailto:norwich@struttandparker.com)

[struttandparker.com](http://struttandparker.com)

[@struttandparker](https://twitter.com/struttandparker)

[f/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



BNP PARIBAS GROUP

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken xxxxx 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.