



Cildor Swardeston Lane, East Carleton

In Excess of £300,000

Cildor Swardeston Lane

East Carleton, Norwich

Escape to the country with this 1850's single storey cottage between the quaint villages of East Carleton and Swardeston. Beautifully presented throughout, this cottage showcases a farmhouse-style aesthetic that complements its serene countryside setting, with sweeping field views at the front. Having updated and modernised in recent years, with a new gas boiler installed in 2023, whilst retaining its cast iron wood-burner, the interior includes a dual-aspect sitting/dining room, a well-equipped kitchen with a pantry, a grand conservatory, two bedrooms and a bathroom. The exterior is equally as impressive, with a non-overlooked cottage garden and off-road parking. Don't miss the chance to experience a quiet lifestyle in the heart of Norfolk.

Location

East Carleton is a charming rural area located in the heart of Norfolk, situated near the villages of Swardeston and Mulbarton. It benefits from a peaceful, countryside setting while being within easy reach of Norwich, which is just a short drive away to the north. The area offers a perfect balance of tranquil living and accessibility, with scenic views of rolling farmland and traditional English countryside. Its proximity to nearby villages provides convenient local amenities, while the surrounding natural beauty makes it an ideal location for outdoor activities and relaxation.





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As you approach Swardeston Lane, you are immediately captured by the sweeping country views that promises a serene setting. A shingled driveway greets you to the residence, providing off-road parking for convenience and ease. Down the side of the home is an outdoor tap, lighting and storage space.

Welcome inside the bright and airy entrance hall, that sets the tone for what's to come. The heart of the home lies in the front facing duel-aspect sitting/dining room, accentuated by a feature fireplace with an inset cast iron wood-burner. This open-plan space creates the perfect spot to showcase your comfortable seating arrangements and dining set-up, inviting relaxation and entertaining. An opening seamlessly flows into the farmhouse-style kitchen, equipped with wall and base units, a gas oven and a pantry cupboard for storing your essentials. Extending the reception space is a grand conservatory, with the presence of high ceilings and panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your own home. French doors open out to the garden, creating an indoor-outdoor space for those summer months.





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The cottage features two bedrooms, each offering double doors that lead into the conservatory. One of the bedrooms flaunt a walk-in wardrobe, providing ample storage space for clothing and personal belongings. A family bathroom completes the accommodation, comprising of a modern three piece suite, for comfort and relaxation.

The exterior is equally as appealing, stepping out onto the shingled area, suitable for your outdoor seating arrangements to host summer bbqs, al-fresco dining or simply relaxing in the afternoon sunshine. A winding pathway leads down the lawn garden, bordered by planted beds, botanical plants, manicured shrubbery and hedging. An archway opens into the vegetable patch, ideal for garden enthusiasts, with the presence of a timber shed for storing your gardening equipment. Overall, this beautiful space is fully enclosed so you can enjoy in privacy and seclusion.

Agents notes

We understand that this property is freehold.

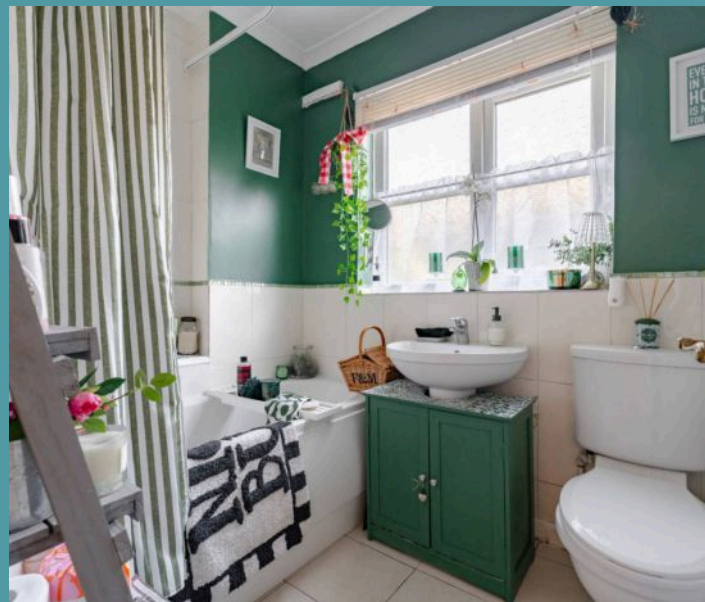
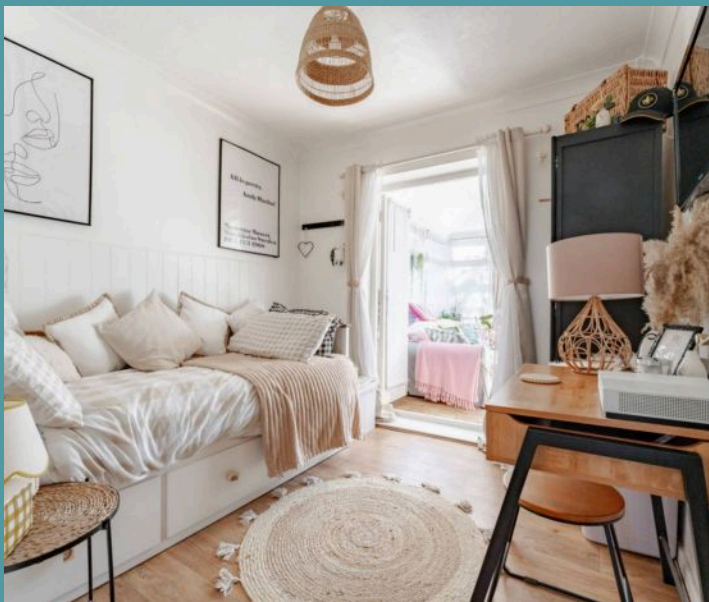
Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

New boiler.

Council Tax Band: A

- 1850's single storey cottage in the rural location between the quaint villages of East Carleton and Swardeston



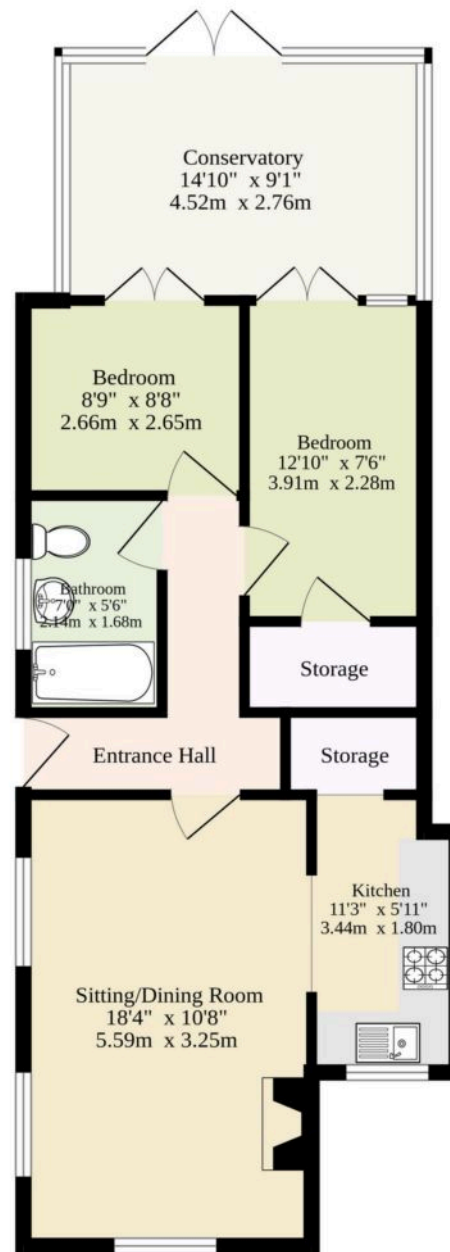


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- 1850's single storey cottage in the rural location between the quaint villages of East Carleton and Swardeston
- Beautifully presented throughout with a farmhouse-style, in-keeping with its serene countryside setting
- Front facing dual-aspect sitting/dining room, accentuated by a feature fireplace with an inset cast iron wood burner, inviting relaxation and entertaining
- Kitchen equipped with wall and base units, a gas oven and a pantry-style cupboard for essentials
- Grand south-facing conservatory with a high ceilings and French doors, extending the reception space, allowing you to enjoy the outdoors from the comfort of your own home
- Two bedrooms, both with double doors into the conservatory and one with a walk-in wardrobe, complemented by a modern bathroom suite
- Landscaped garden with planted beds, seating areas, a timber shed and a vegetable garden, fully enclosed for privacy and seclusion
- Shingle driveway providing off-road parking
- Countryside location with open fields views at the front, with various amenities in the nearby villages and towns

Ground Floor
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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