



Laurels Farm House Laurels Road, Catfield

Offers Over £825,000

Laurels Farm House Laurels Road

Catfield, Great Yarmouth

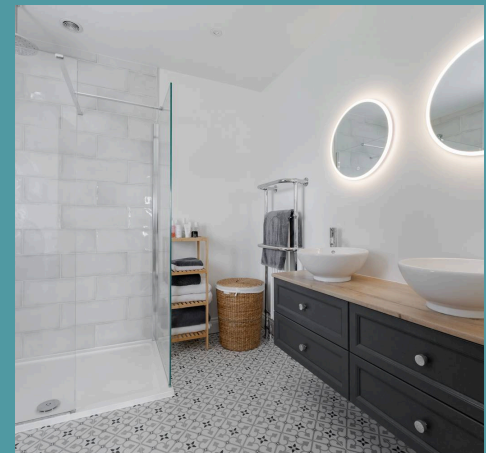
Positioned along a peaceful country lane in the picturesque village of Catfield, this exceptional four-bedroom farmhouse offers refined country living at its finest. Meticulously renovated, it pairs the elegance of 19th-century architecture with the ease and comfort of modern design, offering over 2,800 sq. ft. of light-filled, versatile accommodation. The stunning open-plan kitchen, dining, and family space forms the heart of the home — perfect for everyday living and effortless entertaining. Outside, beautifully landscaped gardens stretch across 0.6 acres (stms), with a further 0.8-acre (stms) paddock available separately, providing scope for lifestyle or leisure pursuits. Surrounded by open countryside and within easy reach of the Norfolk Broads, unspoilt beaches, and the city of Norwich, the setting is as impressive as the home itself. This is a rare opportunity to secure a stylish and substantial residence in one of Norfolk's most idyllic rural locations.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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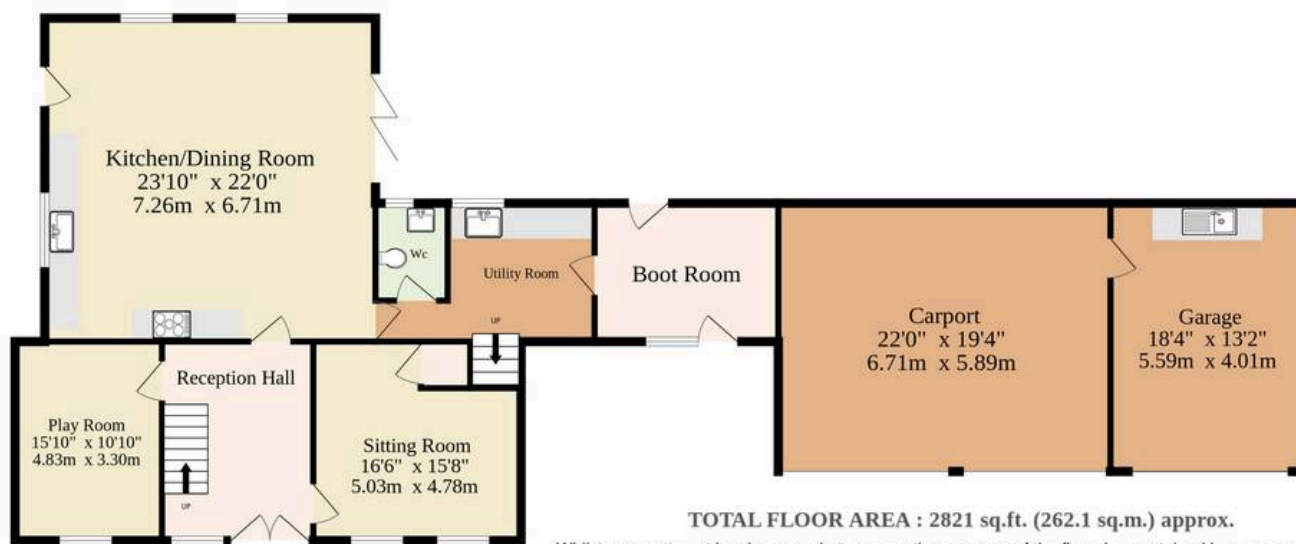
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The Location

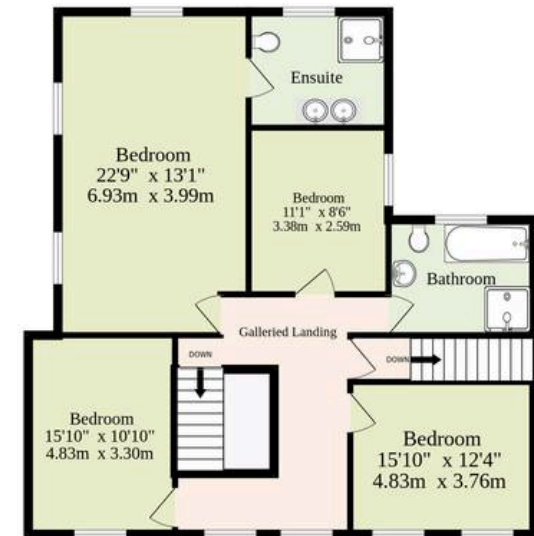
Set in the welcoming village of Catfield, this home enjoys the best of peaceful rural living with all the essentials close at hand. The village itself offers a strong sense of community with its local shop, pub, primary school, church, and village hall – everything you need for day-to-day life just a short stroll away. For a wider range of amenities, the market town of Stalham is just a five-minute drive, offering supermarkets, a weekly market, a library, and secondary schooling. Nearby Ludham is



Ground Floor
1633 sq.ft. (151.7 sq.m.) approx.



1st Floor
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 2821 sq.ft. (262.1 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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