



The Corner House Back Lane Eastgate, Cawston

Norwich



Minors & Brady

There's something effortlessly captivating about a home that combines cosy cottage charm with the space and flexibility modern families truly desire. The Corner House, set on Back Lane in the picturesque village of Cawston, achieves this rare balance beautifully. Period features, exposed beams, and pamment flooring create character and warmth throughout, while contemporary updates ensure practical, stylish living. The ground floor boasts a stunning family room with a log burner and bi-folding doors and a kitchen with a Belfast sink and breakfast area. Upstairs, three generous bedrooms, including a main with built-in wardrobes, are complemented by a modern family bathroom. Outside, a large terrace leads to a sprawling rear garden with mature planting, fruit trees, and plenty of space for outdoor living. A garage, substantial outbuilding, and off-road parking provide additional functionality. Filled with light, charm, and a sense of space, The Corner House offers a home that's both welcoming and inspiring.

- Extended semi-detached period cottage blending character with modern living
- Stunning, light-filled family/sitting room with log burner, exposed wooden beams, wide bi-folding doors, and scenic garden views
- Contemporary kitchen with light-coloured units, dark fixtures, Belfast sink, and breakfast area
- Formal dining room and versatile study with attractive pamment flooring
- Four/five bedrooms including a main with two built-in wardrobes
- Modern family bathroom and ground-floor shower room for convenience
- Generous rear garden with large terrace, sprawling lawn, mature planting, and fruit trees
- Single garage, substantial outbuilding, and off-road parking for practicality
- Sympathetic extension and modernisation retaining period charm while providing spacious, flexible living



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Cawston, Norwich

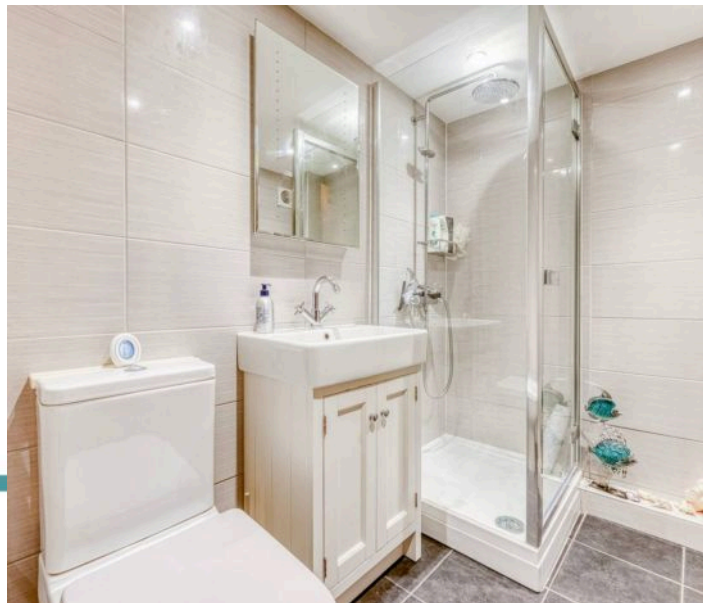
The Location

Back Lane is situated in the established and highly sought-after village of Cawston, surrounded by scenic countryside yet within easy reach of Norwich. The village offers a well-regarded primary school, a popular pub, a post office, and a community-run café, all within walking distance, creating a welcoming and convenient village atmosphere.

Cawston's location makes it ideal for exploring nearby towns and villages, including the Georgian market town of Aylsham, the thriving community of Reepham, and the picturesque village of Heydon, renowned for its traditional bakery and award-winning café.

For those who enjoy outdoor pursuits, peaceful lanes and the nearby Marriott's Way provide opportunities for walking, cycling, and enjoying the surrounding Norfolk countryside.

The village is well-connected, with the B1145 and A140 providing convenient road links for commuters and day-trippers alike. Despite its rural setting, residents benefit from easy access to a variety of amenities, local events, and a strong sense of community, making Back Lane a highly desirable location for families, professionals, and anyone seeking the charm of village life without compromising on convenience or connectivity.



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Cawston, Norwich

Back Lane, Caswton

The Corner House is an extended semi-detached period cottage that blends timeless charm with modern, practical living. Sympathetically improved and thoughtfully extended, this home offers stylish, flexible interiors while retaining a wealth of original character features.

The ground floor is designed for both comfort and entertaining. The stunning family and sitting area, featuring a log burner, exposed wooden beams, generous windows, and wide bi-folding doors to the rear garden, create a bright, light-filled space that is both inviting and perfect for relaxing or entertaining while enjoying the surrounding vistas.

The kitchen features light-coloured units paired with striking dark fixtures, a classic Belfast sink, and space for appliances, seamlessly connecting to an adjoining breakfast/dining area with direct access to the garden. The property also includes a formal dining room and a versatile study with attractive pamment flooring, adding further charm and functionality. A ground-floor shower room, utility room, and an additional reception/bedroom complete the flexible living spaces.



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Upstairs, three well-proportioned bedrooms await, including a main bedroom with two built-in wardrobes, alongside a modern family bathroom with contemporary fittings, complementing the home's heritage without compromising style.

Outside, The Corner House offers a generous rear garden with a large terraced area leading to a sprawling lawn, mature planting, and established fruit trees — providing both privacy and space for outdoor living. The property includes a single garage (14.2 x 9.3 ft), a substantial outbuilding (7 x 10 ft), and off-road parking, offering practicality alongside charm.

The Corner House strikes a rare balance between cosy cottage character and the spaciousness modern families crave. Filled with natural light, period features, and inviting living spaces, it offers a truly special home with a perfect blend of charm, comfort, and functionality.

Agents Note

Sold Freehold

Connected to mains electricity, water and drainage.



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Ground Floor
1361 sq.ft. (126.4 sq.m.) approx.

1st Floor
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.0 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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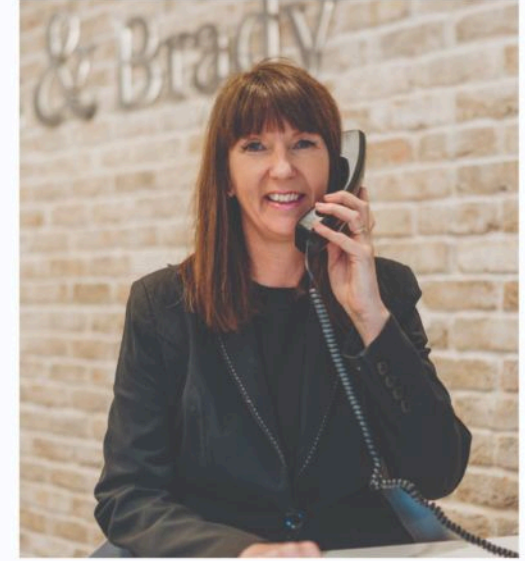
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
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