



Oakfield Barn Back Lane Eastgate, Cawston

Minors & Brady



Oakfield Barn Back Lane Eastgate

Cawston, Norwich

Contemporary countryside living with exceptional space, style and efficiency. Beautifully renovated and thoughtfully extended, this impressive detached home offers three generous double bedrooms and a stunning open-plan kitchen, dining and living space designed around modern family life. The heart of the home is flooded with natural light, featuring a substantial island and four-metre bi-fold doors that open onto a private south-facing garden, creating a seamless connection between indoor and outdoor living. Further highlights include a principal bedroom with walk-in wardrobe and en-suite, a luxurious family bathroom, extensive driveway parking and a substantial 33ft garage/workshop. Complemented by air source heating, solar panels and an excellent EPC rating of B, this is a high-quality home that combines character, comfort and energy-efficient living in a peaceful rural setting.

- Beautifully renovated and thoughtfully extended detached home, finished to a high standard throughout with a stylish and contemporary feel
- Stunning open-plan kitchen, dining and living space designed for modern family life, centred around a substantial island and flooded with natural light
- Impressive four-metre bi-fold doors creating a seamless connection to the south-facing garden and enhancing indoor-outdoor living
- Three generous double bedrooms, including an elegant principal suite with a walk-in wardrobe and private en-suite facilities
- Luxurious family bathroom featuring a freestanding bath and separate walk-in shower for a boutique hotel-inspired feel
- Private and unoverlooked south-facing garden



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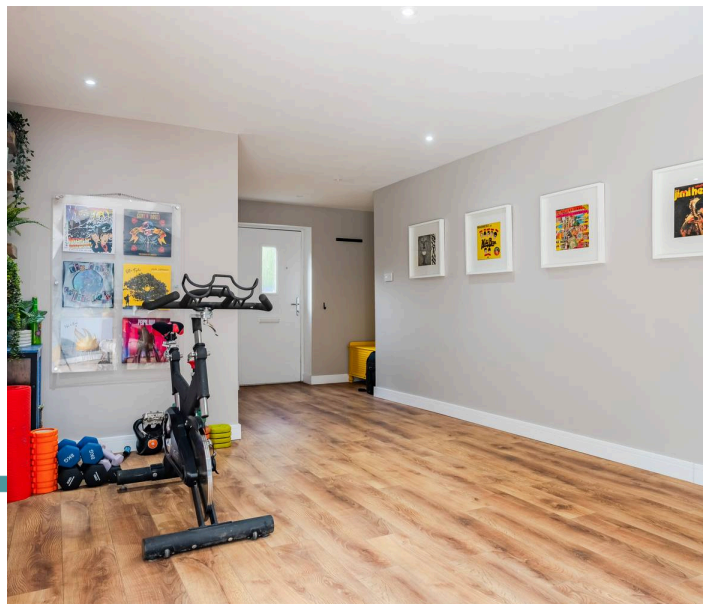
The Location

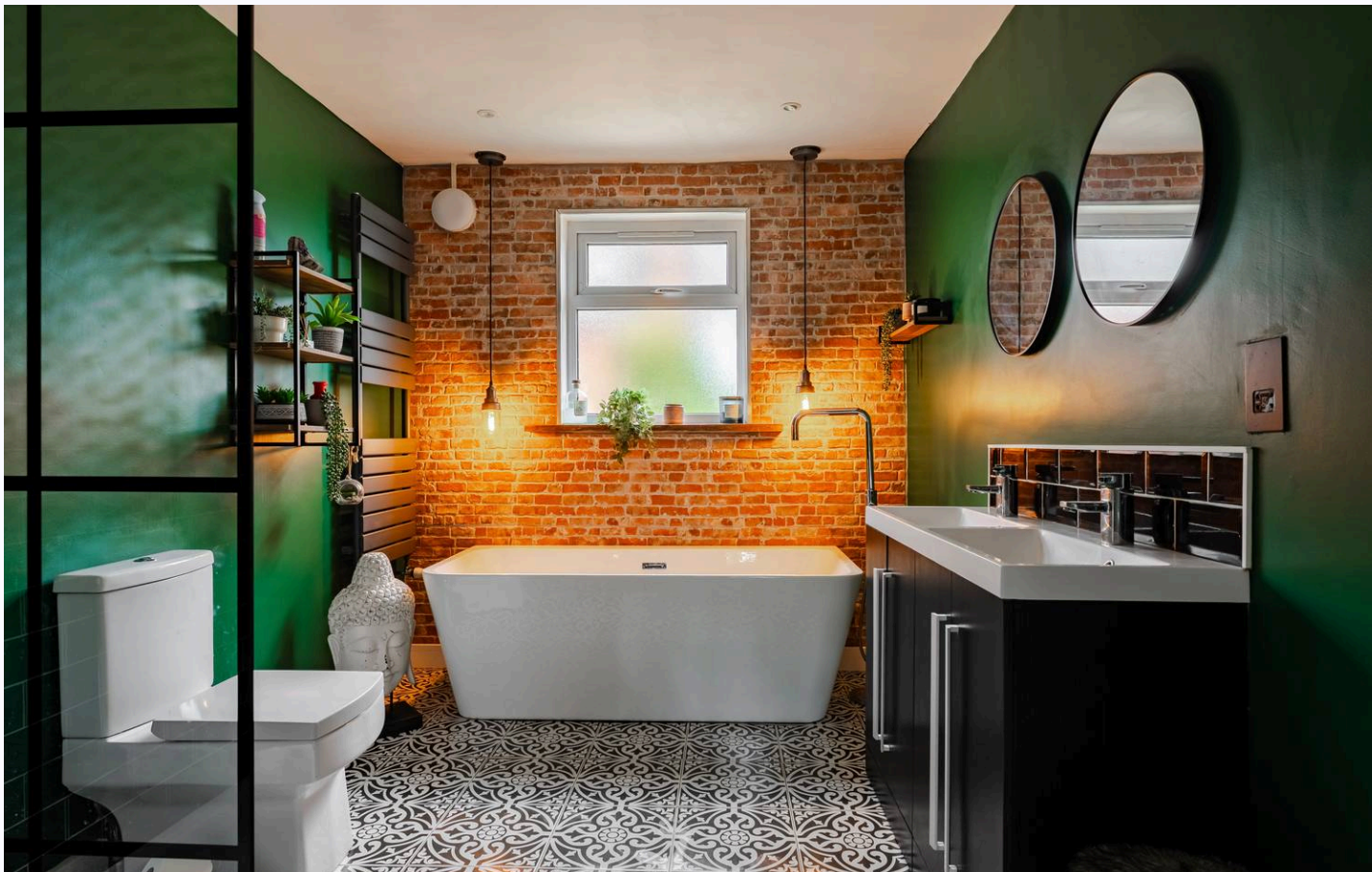
The village is home to a number of essential amenities, including a family-run convenience store and post office, a traditional village pub (The Bell Inn), and a popular café/deli offering locally sourced food and drink. Cawston Church of England Primary Academy provides education for younger children and is well-regarded within the area, while secondary school pupils are typically served by Reepham High School & College, which lies just a short drive away.

Healthcare provision in the village includes a local GP surgery, Cawston Medical Centre, offering general medical services to residents, with nearby Reepham and Aylsham providing access to additional healthcare facilities such as dental practices, pharmacies, and community services. For major medical care, the Norfolk and Norwich University Hospital is accessible via road in around 30–35 minutes.

Transport links are practical and well-established for a rural location. The B1145 runs just north of the village, providing an east-west route through central Norfolk, connecting Cawston directly to Reepham, Aylsham, and Bawdeswell. Regular bus services connect the village to Norwich and surrounding towns, while the nearest railway stations can be found in North Walsham (approximately 12 miles) or Norwich, offering direct rail links to London, Cambridge, and beyond. The village also lies within close proximity to the A140 and A1067, two key routes linking Norwich with the North Norfolk coast and the Midlands.

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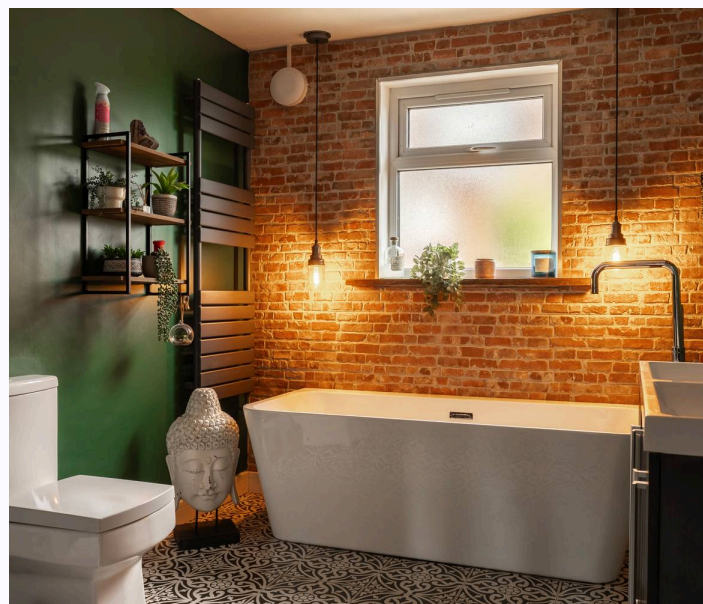
Cawston, Norwich

Eastgate, Cawston

Tucked away within the peaceful rural hamlet of Eastgate, this stunning detached home has been extensively renovated and thoughtfully extended to create a contemporary family residence that effortlessly balances character, comfort and modern efficiency. Having undergone significant improvement by the current owners, the property now offers beautifully presented accommodation throughout, finished to a high standard and ready for its next owners to enjoy from day one.

At the heart of the home lies an outstanding open-plan kitchen, dining and living space, designed with modern family life firmly in mind. Flooded with natural light, this impressive room provides a seamless setting for everyday living, entertaining and special occasions alike. Expansive four-metre bi-fold doors draw the outside in and open directly onto the south-facing garden, creating a wonderful connection between the indoor and outdoor spaces.

The kitchen has been thoughtfully designed to be both practical and sociable, centred around a substantial island that naturally becomes the focal point of the room. A comprehensive range of contemporary cabinetry provides excellent storage, complemented by integrated appliances and generous worktop space. Whether preparing family meals, hosting guests or enjoying a morning coffee, this space has been created to bring people together.



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The sense of quality continues throughout the remainder of the property. Three generously sized double bedrooms provide comfortable and versatile accommodation, with the principal suite particularly impressive. Benefiting from a walk-in wardrobe and en-suite facilities, it offers a private retreat away from the main living areas. The remaining bedrooms are served by a beautifully appointed family bathroom, complete with a freestanding bath and separate walk-in shower, creating a luxurious space to relax and unwind.

Outside, the property enjoys a wonderfully private and unoverlooked south-facing garden, carefully arranged to maximise enjoyment throughout the seasons. Predominantly laid to lawn and framed by established planting, the garden offers a peaceful environment for both families and keen gardeners. Multiple seating and entertaining areas provide flexibility for outdoor dining, social gatherings or simply enjoying the tranquillity of the setting, while dedicated spaces for relaxing further enhance the lifestyle on offer.

Practicality has not been overlooked. A generous shingle driveway provides ample off-road parking, while the substantial garage/workshop extends to approximately 33ft in length and benefits from power and lighting, making it ideal for storage, hobbies, workshop use or potential future requirements.



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Further enhancing the home's appeal are its impressive environmental credentials. Benefiting from air source heating and nine solar panels, the property offers an energy-efficient approach to modern living and achieves an excellent EPC Rating B, helping to reduce running costs while supporting a more sustainable lifestyle.

Agent's Note

This property will be sold freehold and connected to air-source heat pump, mains water, electricity, gas and drainage.



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Total area: approx. 2168.4 sq. feet

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