



## CAVELL HOUSE

The Common | Swardeston | Norwich | NR14 8DZ



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## INTRODUCTION

- GEORGIAN PROPERTY
- 1.37 Ac PLOT
- FOUR BEDROOMS
- VILLAGE LOCATION
- THREE RECEPTION ROOMS
- TWO BAY CART LODGE
- BRICK OUTBUILDINGS
- BIRTH PLACE OF EDITH CAVELL

Arnolds Keys are delighted to present Cavell House, a handsome Georgian country house in the picturesque village of Swardeston, just 5 miles south west of the City of Norwich. With a fantastic history and plenty of character and charm, this property boasts bright and spacious accommodation to include three reception rooms, four bedrooms and two bathrooms in generous, mature grounds extending to approximately 1.37 acres. This property is offered to the market with no onward chain.

The property is steeped in history and dates (in part) back to 1793, by the date stone on the South Easterly gable end, with the North Easterly portion of the house believed to be older. The property was originally known as 'Swardeston Rectory' prior to being re-named as Cavell House which stems from it being the birth place of Edith Cavell in 1865. A British nurse, Edith Cavell is celebrated for helping over 200 British and allied soldiers to escape Belgium during the First World War.

The house was sympathetically restored, as well as extended to the rear in the 1970s. It retains original beams, wooden panelled staircase and pavement tiles in the dining room and a fine restored fireplace in the drawing room, as well as a number of shapely alcoves. The extensive accommodation boasts many bright, dual aspect rooms offering plenty of space and potential for a growing family and entertaining. Alongside the three reception rooms the ground floor includes kitchen/breakfast room, utility room with access to the cellar, boot room and cloak room. To the first floor, the spacious landing provides access to four double bedrooms and two bathrooms.

The property is set back from the country lane opposite Swardeston Common; a registered County Wildlife Site, with a large driveway at the front providing ample parking and turning space. Useful outbuildings comprise a two bay cart lodge and two further brick built outbuildings/stores.

The village of Swardeston includes local amenities and offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to Norwich and the A47.

## ACCOMMODATION

Cavell House offers the following accommodation (please refer to the floor plan):

**BOOT ROOM:** Timber framed door to rear garden, space for a free standing fridge freezer, radiator, window to rear aspect.

**CLOAK ROOM:** Timber framed window with obscured glass to rear aspect. Fitted with WC, wash hand basin, radiator.

**HALLWAY:** Carpet flooring, radiator, staircase with original wood panelling and newel posts to first floor, with built-in storage cupboard underneath, solid timber framed door leading to Garden Room with a window to the side.

**UTILITY ROOM:** Windows to side and rear aspect. Fitted with a range of base storage units with ceramic inset sink and drainer, space and plumbing for a washing machine and tumble dryer, radiator, access to Cellar, door to;

**KITCHEN/BREAKFAST ROOM:** Window to front aspect, fitted with wall and base units with work surface over, inset stainless steel sink and drainer, space for dishwasher, fitted electric double oven, electric hob with extractor fan over, space for a free standing fridge/freezer.

**DINING ROOM:** Timber framed door to front entrance with a window to front aspect, arched display recess, tiled flooring, two radiators.

**DRAWING ROOM:** A multi aspect room with windows to the side and front with Inglenook open fireplace with brick surround and tiled hearth. Timber framed glazed door with an original, pretty porch over facing the side aspect, with a second door to the front and one to the side. Two radiators, carpet flooring.

**GARDEN ROOM:** Windows to the side and rear aspect, timber framed door to side entrance, tiled flooring.

## FIRST FLOOR

**LANDING:** Window to rear aspect, airing cupboard, loft access, built in double storage cupboard, carpet flooring, radiator



**BEDROOM ONE:** Two windows to front aspect, built in wardrobe, access to walk through cupboard to bedroom two, radiator and carpet flooring.

**BEDROOM TWO:** Two windows to the front aspect, decorative cast iron fireplace, carpet flooring, radiator, walk through cupboard to bedroom one with lighting and fitted with a rail.

**BEDROOM THREE:** Window to front aspect, radiator, carpet flooring.

**BEDROOM FOUR:** Dual aspect room with windows to side and rear, built in walk in wardrobe fitted with a rail and shelving units, radiator, carpet.

**BATHROOM:** Window to rear aspect, bath with mains connected shower over, WC, wash hand basin, vinyl flooring, radiator.

**BATHROOM TWO:** Window to rear aspect. Fitted with a three piece suite comprising bath with mains connected shower over, WC and wash hand basin on vanity unit, heated towel rail.

**CELLAR (29.2m<sup>2</sup>):** Featuring part arches set into the wall.

## EXTERNAL

The property is approached through a five bar timber gate with a lawned area to the front and low level brick wall lining the entrance to the property. There is a detached brick and tiled two bay cart lodge, a barn measuring 75m<sup>2</sup> (807 sq ft) with loft space, log store and a further brick and tiled outbuilding divided into three separate store rooms. The plot measures approximately 1.37 acres and is laid to lawn with a tennis court (in need of renovation) and a range of mature shrubs and trees including beech, pine and fruit trees.

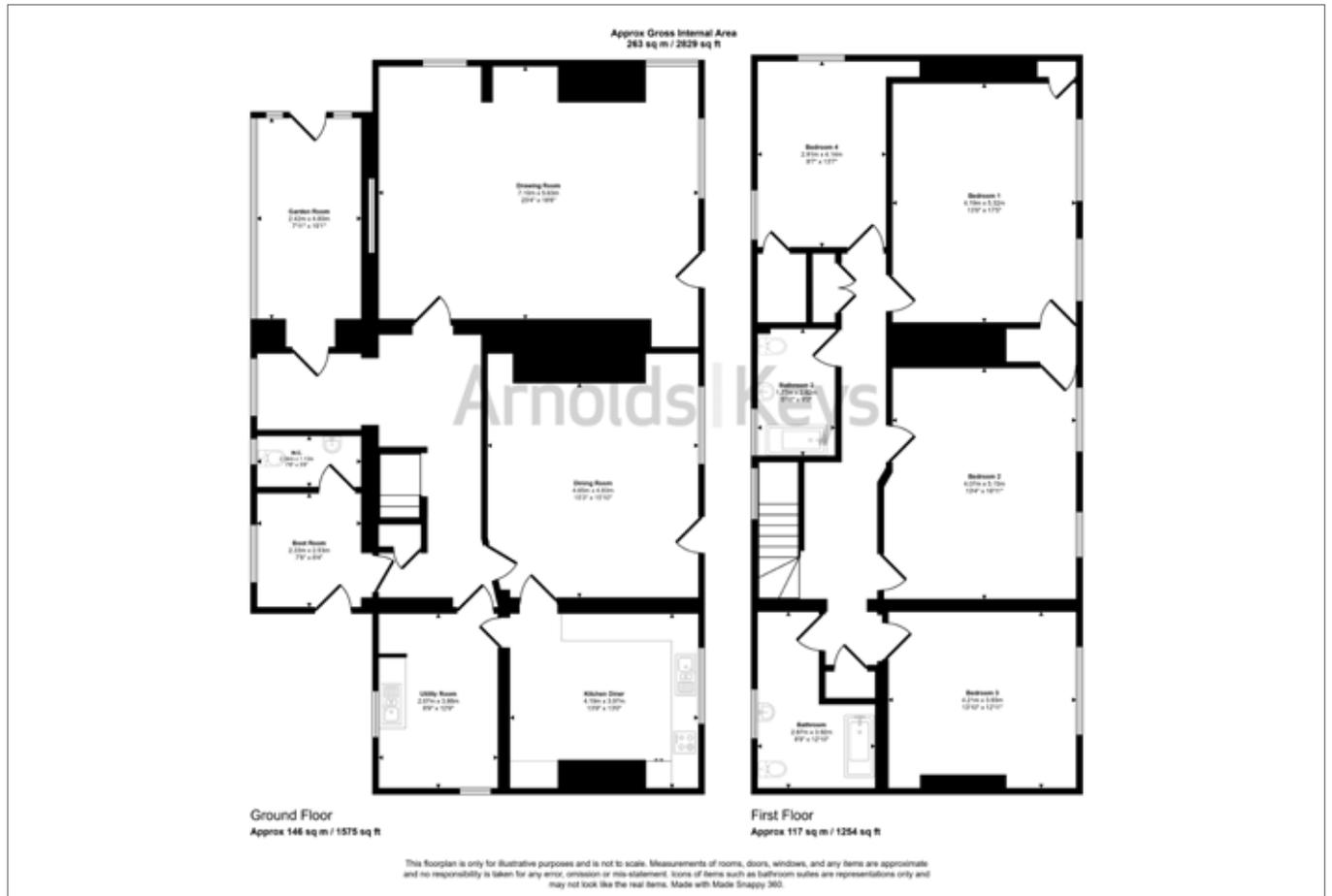
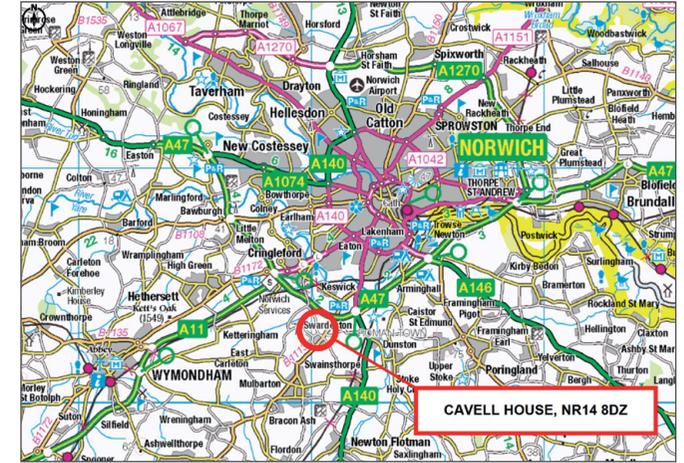
**SERVICES:** Mains drainage, electricity and water connected. Oil fired central heating, for which a new boiler was installed in December 2020.

**COUNCIL TAX:** Band G

**ENERGY PERFORMANCE RATING:** Band F

**AGENTS NOTES:** This property is Freehold.

**VIEWINGS:** Viewings by arrangement only. Call 01603 620551 or 01263 738444 to make an appointment.





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