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The Street,
Starston, Norfolk

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ESTATE AGENTS



Harleston - 1.3 miles

Diss - 10.0 miles

Norwich - 18.8 miles

Formerly two attached cottages which have been combined and lovingly restored over the years to now present an attractive and spacious period property in a generous plot of over a fifth of an acre (STS). The cottage now boasts large, versatile living spaces, three sizable double bedrooms, a recently built garage and much more.

Accommodation comprises briefly:

- Hallway with Storage
- Ground-Floor Cloakroom
- Sitting Room with Fireplace
- Dining Room with Fireplace
- Kitchen
- Two First-Floor Double Bedrooms
- Family Bathroom
- Landing
- Spacious Attic Double Bedroom
- Garage & Driveway Parking
- 0.23 Acre Plot (STS)
- Grade II Listed



The Property

The rear entrance door leads into a hallway with original brick flooring, two storage cupboards and door to the cloakroom. In front of you a door opens into the spacious sitting room, measuring close to 14' x 13' and with a fireplace and wood-burning stove taking pride of place. The hallway also gives access to the kitchen, where the original brick flooring has been lovingly restored and is highlighted by a Velux window overhead. This sizeable room offers a good range of floor/wall mounted kitchen units and ample worktop space, along with an integrated electric oven with hob and extractor over. Space for a tall fridge-freezer and a washing machine can be found within and to the back of the room are two further storage cupboards. From here you will find a door to the dining room that matches the other reception room in proportions and also boasts it's own fireplace with stove, beside which are stairs to the first-floor.

An open and light landing connects two generous double bedrooms that mimic the size of the rooms below and offer feature fireplaces. A family sized bathroom with bathtub, toilet, wash basin and exposed brick wall completes the accommodation of this floor. A second set of stairs leads up to a fantastic 23' long main bedroom within the attic space of the cottage, lit up by twin Velux windows and window to the gable end. Potential is there for the addition of an ensuite if the new owner requires. The care and attention the property has received over the years is immediately apparent from the quality of fixtures and fittings on show. Hardwood double-glazed windows are fitted throughout the property (aside from the two gable end windows) which very much cherishes it's country cottage nature, but still offers a very practical and versatile family home.



Gardens and Grounds

The total plot measures over a fifth of an acre (STS) and enjoys an elevated view over the valley to the front, where a brick and cobblestone wall frames an attractive front garden. To the left a gravel driveway leads up to the recently built garage which is proportioned to be wider than a typical standard garage and is constructed of brick with tiled roof. Beside the driveway sits further frontage in the form of a lawn area with central Cherry blossom tree and well kept bedding to the borders. Behind the property is a sizable paved patio area where stone steps take you up to gravel garden path that leads up the plot. To your left is a neat vegetable garden with four raised beds and a shed, and to the right is an area laid to grass that extends down to another shed at the bottom. To the back-left of the plot is a secluded orchard with cherry, Victoria plum and apple trees.

Location

The property is located in the heart of the desirable village of Starston, close to the bustling market town of Harleston. Starston is located within a conservation area and is highly regarded with a beck which meanders through the village, passing the village-owned meadow and Jubilee Hall. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful chapel and plenty of character around every corner you turn. It further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating.
Mains electricity and water.
Private drainage - shared septic tank
EPC Rating: Exempt

Local Authority

South Norfolk District Council
Tax Band: C
Postcode: IP20 9NN

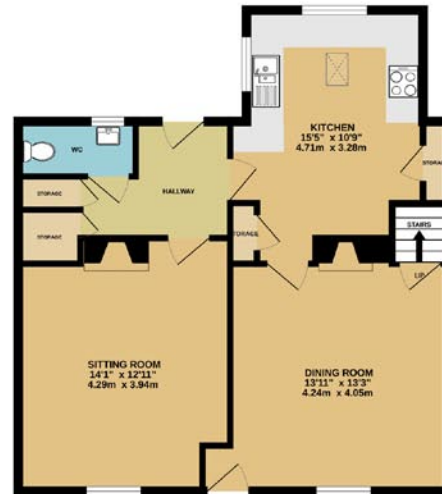
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

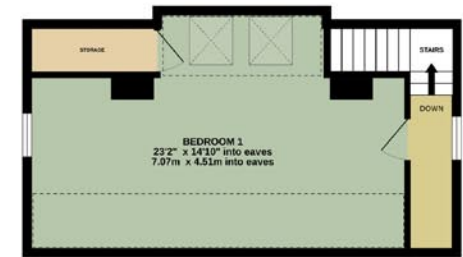
GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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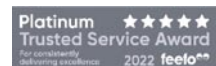
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

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Diss	01379 644822
Norwich	01603 859343
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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