



THE STORY OF

The Old Oak

East Harling, Norfolk

SOWERBYS

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Cheese Hill, East Harling, Norfolk
NR16 2PP

Charming Period Home in Popular Village

Delightful Position Overlooking the Green

Four Reception Rooms

Featuring Multiple Fireplaces and Wood-Burning Stoves

Highly Secluded and Enclosed Rear Garden

Timber Summer House with Home Office Potential

Brick-Built Workshop

Garage and Driveway Parking

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“We like it because it’s spacious, adaptable and very comfortable. It’s private, and yet it’s in the heart of the village.”

The Old Oak is a delightful property full of character and charming features, located in a prominent position with a quintessential village outlook over the village green and memorial.

This beautiful home offers an idyllic blend of traditional charm and modern living, making it the perfect place to unwind and relax and enjoy all of the amenities close at hand within the delightful village of East Harling.

As you enter the property, you’ll be

struck by the abundance of natural light and warmth which greets you. The property features deceptively spacious living accommodation, including a welcoming entrance hall with an open fireplace, a delightful sitting room with an attractive brick fireplace - with inset wood-burning stove - and a dining room also with a brick fireplace and inset wood-burning stove. There’s also a wonderful garden room with double doors out to the rear garden which means this home has an excellent selection of reception rooms.



The modern and well designed country-style shaker kitchen adds to this property's versatility and features a range of wall and base units. A useful pantry can be found adjoining the garden room and to complete the ground floor is also a utility room providing additional storage space and convenient access to the rear garden - as well as a cloakroom.

On the first floor, there are three generously proportioned bedrooms, and a family bathroom arranged around a light and airy landing with each of the bedrooms being of generous proportions.

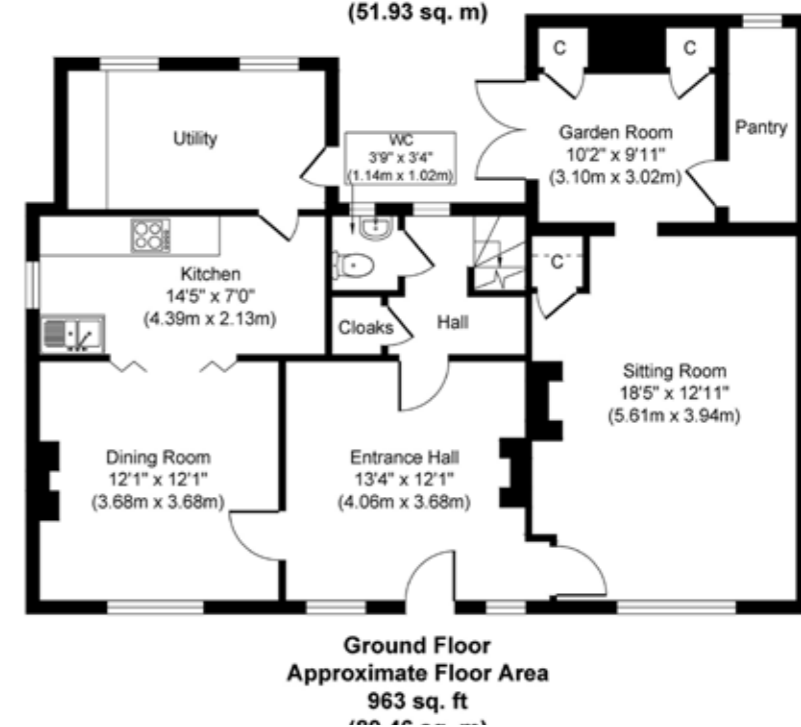
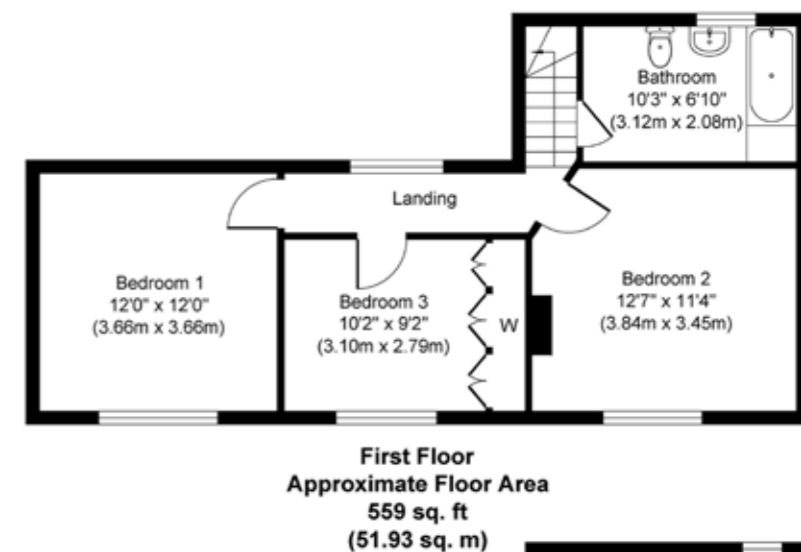
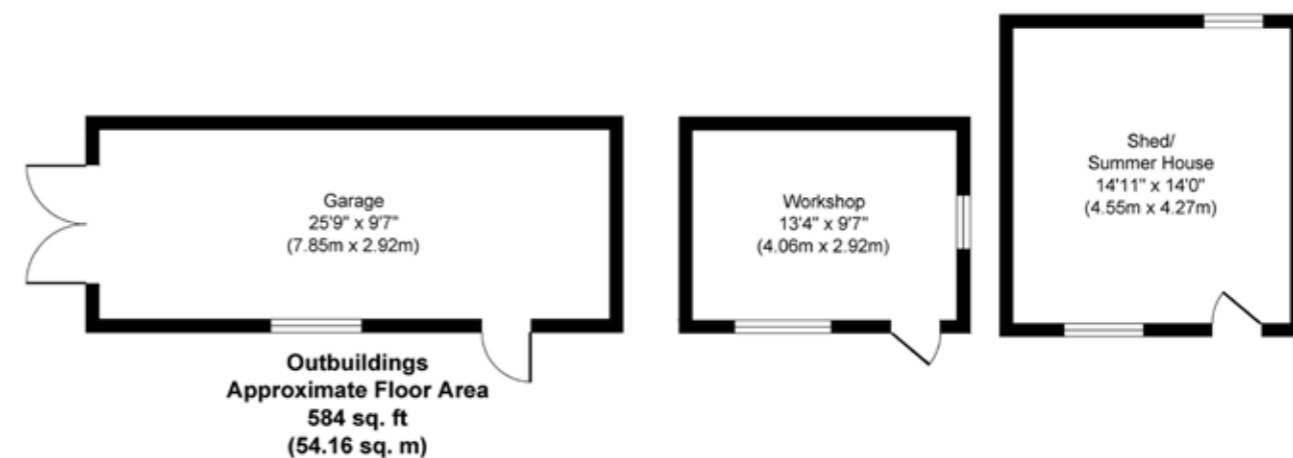


Outside, the extensive shed/summer house situated in the highly secluded rear garden which offers a perfect space for relaxation, entertaining, or as a home office which the current owners have done in the past. There's also a brick workshop and garage, providing ample space for vehicle storage - as well as additional storage space for garden equipment.

Located in the charming village of East Harling, The Old Oak was historically one of the village's public houses and no doubt an intrinsic part of village life. There's a wealth of delightful and charming properties, with a wonderful traditional and historic feel, and some of Norfolk's best quintessential village scenes. There's a good range of amenities, but the nearby market towns of Attleborough, Diss and Thetford are just a short drive. The A11 is easily accessible for those wishing to travel further afield to the cathedral city of Norwich and beyond.



“We moved from a small flat in London to this lovely big house with a private enclosed garden, ample off-road parking and garaging, amenities close by and a lively and welcoming village community.”



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



East Harling

IN NORFOLK
IS THE PLACE TO CALL HOME



The highly desirable village of East Harling benefits from having an excellent range of local amenities including a grocers,

hardware store, butchers, chemist, doctors, two public houses, schooling and many social clubs including a large sports field.

When looking for a family day out, within approximately five miles is the popular Snetterton Circuit, which hosts various track days, races, and driving experiences. There is also the pretty south Norfolk village of Banham, which is renowned for its Zoo with a private collection of animals and has been open to the public for more than 40 years. It

has tigers, giraffes, lemurs, leopards and much more. Less than 30 minutes away is Thetford Forest, where can enjoy cycle trails, fantastic walks and High Lodge, which is home to Go Ape, various trails, and play areas for children.

East Harling has risen in popularity in recent years with the improvements to the A11 which provides a swift route to Norwich around 25 miles away, when the bright lights call, trains from Norwich to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam. With the dual carriageway all the way to the A14, there is also an easy commute to Newmarket and Cambridge.



Note from the Vendor



“We’ve enjoyed going to Thetford Forest for nice country walks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 0370-2016-5260-2307-4721

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///crowd.grounding.alas

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SOWERBYS



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