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THE STORY OF

# Denbridge

*Starston, Norfolk*

SOWERBYS





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# Denbridge

The Street, Starston,  
Norfolk, IP20 9NN



Most Unique Four Bedroom Home

Magnificent Plot in Excess of 2.5 Acres (stms)

Ground Floor Bedroom Options

Highly Versatile Accommodation

Well Presented Throughout

Large Detached Double Garage

Striking Unconverted Barn/Outbuilding

Formal Gardens, Meadows and Paddocks

Equestrian Potential

Idyllic Village Location



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“The views over the valley from the conservatory are just wonderful...”

Standing proudly within its enchanting plot, in excess of 2.5 acres, and with various outbuildings, Denbridge is an extraordinary family home, alive with personality and the versatility to accompany the ever-changing demands of a fulfilling and modern way of life. Over 3,000 sq. ft. of highly flexible accommodation is arranged primarily across the ground floor.

The welcoming entrance hall, which gives way to all accommodation, is awash with natural light and enjoys space enough to

be used as a reception in its own right. At the heart of the ground floor is the kitchen/breakfast room; wonderfully presented and a brilliantly sociable space. Two elegant formal receptions sit alongside the kitchen – the dining room, which itself leads to the excellent conservatory with panoramic views of the plot, and also the large sitting room with space enough for numerous seating areas. An expansive window ushers in natural light and splendid views in the summer months, whilst the woodburning stove makes for the ideal focal point for long relaxing winter evenings.



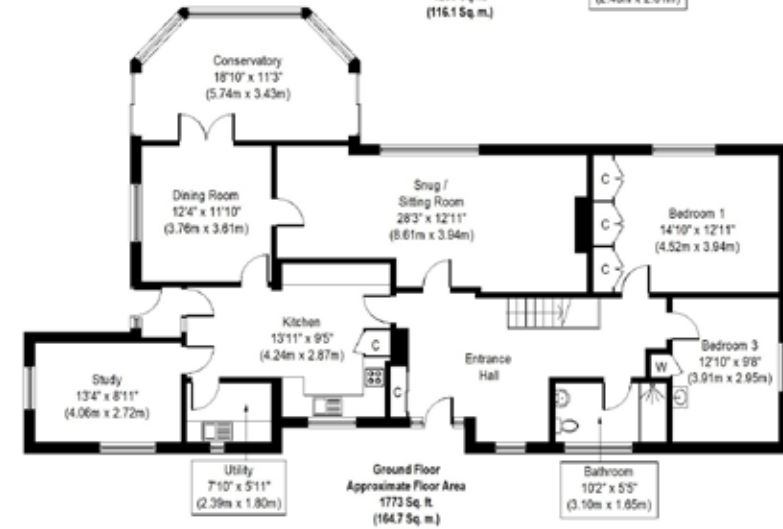
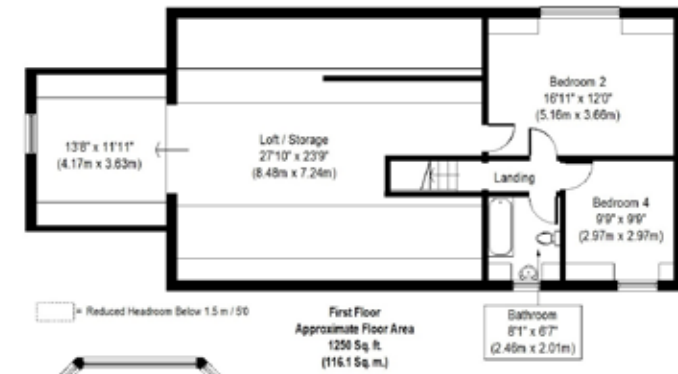
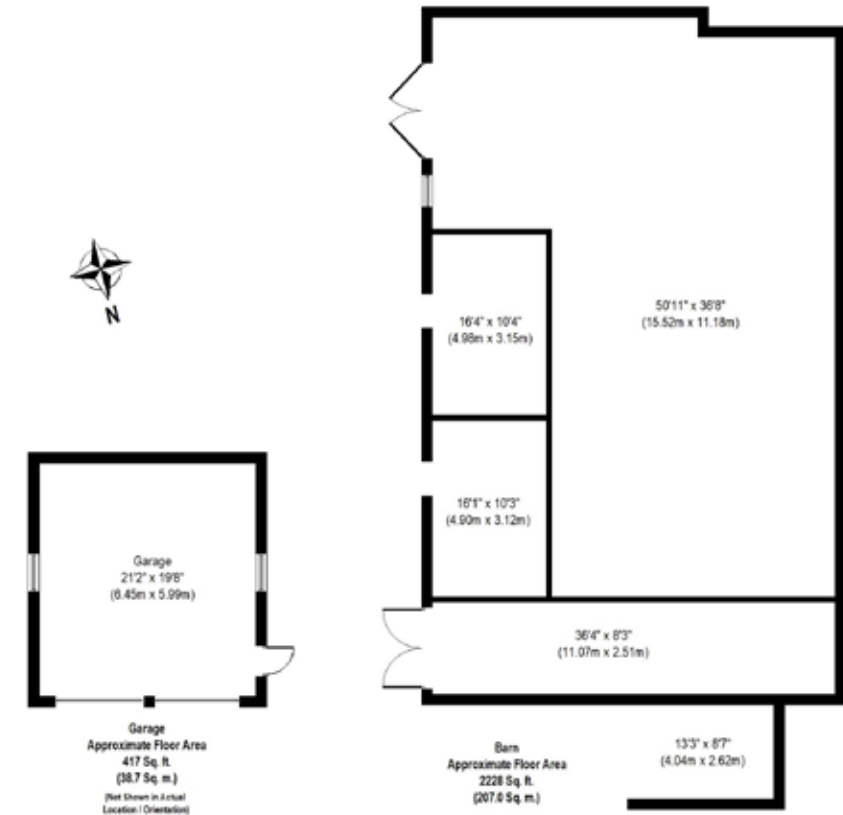


Elsewhere on the ground floor, Denbridge begins to showcase its true versatility, with two large bedroom/ additional reception options sharing the adjacent shower room whilst a further study and utility room make for valuable additions.

The first floor is home to two further excellent bedrooms enjoying characterful proportions, set within the eaves of the home. Both are well served by the central family bathroom and the larger of the bedrooms gives convenient step free access to the expansive loft/storage space. Exciting potential to add to the already sprawling accommodation!







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.









Of course, arguably the most noteworthy feature of this home is the sensational plot in which it sits. The grounds, measuring approximately 2.62 acres (stms), envelop this home in an enchanting mix of formal gardens, meadows and paddocks with a river boundary along the bottom of the plot.

The spacious frontage provides a manicured front lawn alongside the large driveway and a substantial detached double garage, whilst the immediate rear garden is an oasis of calm, with the sprawling sun terrace leading out to yet another expanse of manicured lawns, interspersed with thriving flower beds and majestic mature trees. Beyond the greenhouse, an orchard serves as a delightful threshold to the splendid wild meadow; an essential space of rewilding grounds for wildlife to thrive and live alongside the happy occupants of Denbridge. Naturally the only limit to the uses for a space like this is one's own imagination! A further detached garage sits at the end of this section of the plot.

To the other side of the formal garden, the large paddock houses arguable the most intriguing of features of this idiosyncratic home; a substantial unconverted barn/ outbuilding approaching almost 2,500 sq. ft. in size and offering yet more potential for a plethora of exciting uses. There is independent access to the road via a five bar gate, and this section of the plot would make an ideal equestrian facility.



## ALL THE REASONS

## Starston

IN NORFOLK  
IS THE PLACE TO CALL HOME

A peaceful idyll, it's a quiet life in Starston. Take a stroll around this leafy corner of south Norfolk and you'll see

the signs of a past life: the wind pump which was used to transport water from the Beck river, the sign of the former pub, and the old railway station and village school, now quaint cottages. The church of St Margaret stands proud, looking over the village.

Just 1.5 miles away, nestled in the beautiful Waveney Valley, is the bustling market town of Harleston, filled with historic buildings, a beautiful chapel and plenty of character around every corner. There is a delightful array of individual speciality shops, bustling market stalls, food and music festivals and a thriving centre for the arts. The town is

renowned for its thriving community and independent shops, together with everyday facilities including a post office, chemist, doctor's surgery, supermarket and a selection of public houses, tea rooms and restaurants. In addition, there is also an antique centre with several shops, art cafe, pottery, sports centre with gym and tennis court and a recreational ground. There are good local schools and a library, with further education and amenities found in the nearby town of Bungay.

Further schools can be found at Saint Felix in Southwold, Framlingham College and the popular Langley with a school bus service from the town centre. Two major supermarkets can be found in Diss, approximately 10 miles away, which also provides a frequent commuter mainline train service to London Liverpool Street.



## Note from the Vendor



“We love the peace and tranquility, taking in the stunning views whilst being serenaded by birdsong.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 2795-3027-3206-6207-7200

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: ///regal.ponies.rapport

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# SOWERBYS



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