



115 HIGH ROAD  
WORTWELL, HARLESTON, IP20 0EF



## A quintessential English cottage, with outbuildings and large rear garden. Grade II Listed

**Believed to date back to the 17th Century, this wonderful period home offers many of its original features, including large inglenook fireplace and exposed timbers throughout. The property offers plenty of parking and an impressive elevated rear garden, along with a selection of outbuildings to rear, which once had planning to convert in to an annex (planning has now lapsed). The property has benefitted from a more recent extension, which creates the kitchen and bathroom areas that you see today. Furthermore, the ground level offers two large reception rooms and a porch entrance. The first level presents two double bedrooms off landing.**

### LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events. Harleston is the nearest town and has an excellent range of independently owned shops along with a supermarket,

doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. Diss is approximately 11 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

### SERVICES

Electric heating. Mains drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk Council  
Council Tax Band - D



2



2



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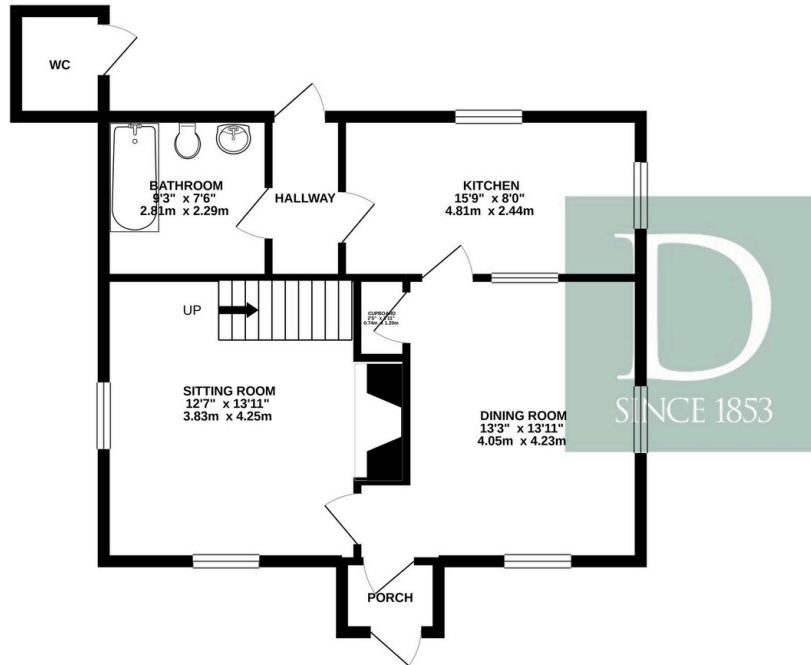
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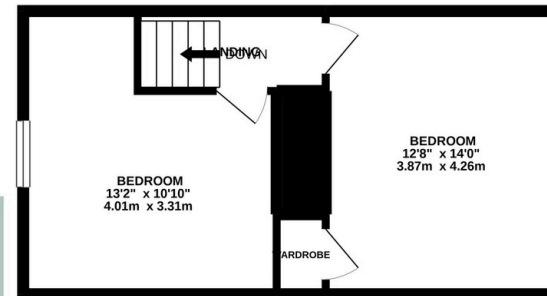
GRADE II  
LISTED

## FLOOR PLAN

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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### CONTACT US

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