



*Sunbeam Cottage, Norwich Road*  
Denton, Nr Harleston, Norfolk.





Harleston – 4.9 miles  
Bungay – 5.5 miles  
Norwich – 15 miles  
Southwold & The Coast 21.4 miles

Nestled in the rolling South Norfolk countryside, enjoying open field views is Sunbeam Cottage. A four bedroom, detached cottage with attached one bedroom annexe offering secondary accommodation or potential for a superb working space. The property offers a wealth of character that blends seamlessly with the comforts of modern life. Outside 0.25 Acre grounds boast superb gardens, ample parking and delightful open views to the front and rear. Viewing is essential to appreciate the space and location on offer.

Accommodation comprises briefly:

- Reception Hall
- Living Room
- Dining Room
- Kitchen
- Utility Room
- Ground Floor Shower Room
- Master Bedroom
- Three Further Bedrooms
- Bathroom
- Attached One Bedroom Annexe
- 0.25 Acre Plot with Countryside Views
- Pretty Gardens



### The Property

Stepping under the ornate storm porch we enter Sunbeam Cottage via the front door where the large reception hall welcomes us. The surprising feeling of space and character that run through the home are instantly apparent. Stone flooring offers an attractive yet practical solution underfoot whilst the decorative staircase rises to the first floor. An open fireplace houses the first of the wood burners and a large cupboard provides a spot to hide our coats and boots. At the rear we pass a lobby area which leads to the recently re-fitted ground floor shower and cloakroom whilst to each side of the hall doors open to the two main reception rooms. On the left we enter the living room, approaching 24.ft this room offers space for family life and entertaining. A feature fire offers a cosy focal point to the room whilst three windows and French doors to the patio fill the room with natural light. Across the hall we enter the dining room, currently used as a sitting room, this space again enjoys an open fire with wood burner in place, two windows take in the stunning garden and field views beyond and door opens to the kitchen. The kitchen enjoys a view of the rear garden and rolling vista beyond. Fitted with a modern yet sympathetic range of wall and base units the room offers plenty of storage and working space. A range of fitted appliances feature. From here a door opens to the impressive utility room which in-turn opens to the gardens. The utility is of such a size that the option to provide a separate kitchen area for the annexe space whilst still retaining a utility to the main house is very achievable. From here a charming arched door way leads into the annexe which also enjoys independent access from outside if preferred. The annexe consists of two large rooms which have been opened up to provide one large bed/sitting area. The space again benefits from the enviable views to the front aspect whilst French doors lead to the garden where ample space is provided to again offer the annexe its own private garden space. Back inside we step into a large lobby area which in-turn leads to the delightful shower room. Finished to an exceptional standard this 'wet' shower room is fully tiled and offers a classic high level WC and sink. Returning to the main house we climb the stairs to the first floor landing which opens to all four bedrooms, bathroom and second first floor WC. At the head of the stairs we find the first two double bedrooms looking to the front of the property. The smaller of these is fitted with a multitude of wardrobes and has been used as a dressing room by our vendor. At the rear we find the main bathroom and separate WC set either side of the large landing area where we enjoy the rolling field views to the rear. Along the landing we find the smallest of the four double rooms set to the rear and the impressive master bedroom which completes the accommodation. This generous room enjoys a double aspect making the most of the surrounding views.



## Outside

Approaching Sunbeam Cottage from the Norwich Road this charming cottage lives up to its name. A generous off road parking area leads from the road whilst to the front of the property we find a quintessential cottage garden stocked with a vast range of native flowers, bulbs and shrubs which fill the space with colour and scent. A brick path leads us to the front door where we step below the porch and enter the house. Gated access to the side of the property leads us to the rear garden. Here we find the independent access to the annexe if needed and a large patio area which offers the potential to provide the annexe with its own low maintenance garden. A further patio runs to the rear of the house and leads to the lawned garden which looks over a range of planted beds and beyond the hedgerow to the stunning open views. On the west side of the plot a further large area of lawn is framed by a range of established hedges. A timber summer house and shed are in situ.

## Location

The property is located in the popular South Norfolk village of Denton which has a village hall, church and active village community. Situated between the bustling market town of Harleston and Bungay, nearby Harleston boasts an impressive array of independent retailers plus doctors surgery, post office, chemist and various coffee shops. Harleston is well known for its popular Wednesday market with free parking and excellent local schooling. Located between Diss and Bungay, the town is easily accessible and has good bus routes to all surrounding villages. Diss has a mainline station with direct trains through to London Liverpool Street.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired radiator central heating.  
Mains water and electricity.  
Private Drainage - Septic Tank  
Energy Rating: TBC

### Local Authority

South Norfolk District Council  
Tax Band: F  
Postcode: IP20 0BD

### Agents Note

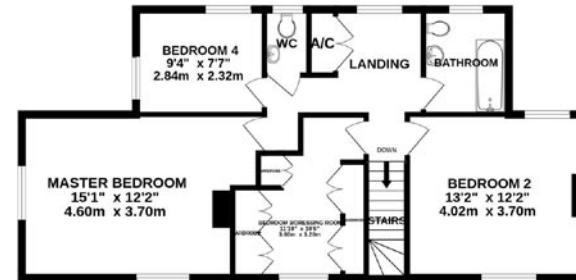
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

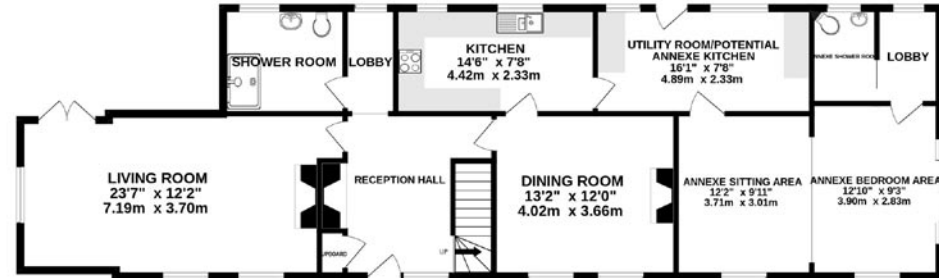
Vacant possession of the freehold will be given on completion.

Guide Price: £575,000

1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



GROUND FLOOR  
1159 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 1846 sq.ft. (171.5 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

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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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