



High Road, Needham
Nr Harleston, Norfolk.



**MUSKER
MCINTYRE**
ESTATE AGENTS

Harleston - 1.3 miles
Bungay - 9.1 miles
Diss - 9.9 miles
Southwold and The Coast - 21 miles

Set back from the road, White Cottage occupies a desirable position close to the centre of Needham. Combining the original features of Oak beams and a freshly re-thatched roof with modern attributes including a spacious kitchen diner overlooking the garden, and three generous double bedrooms (including a master ensuite), this charming property makes a delightful family home. With extensive gardens, viewing is essential to appreciate the unique opportunity this home presents. The property has been sympathetically updated, and benefits from a new mains fuse board, new immersion heater, pump action shower and modern central heating radiators.



The Property

Entrance hall: Bright and spacious entrance hall with a full length storage cupboard for boots and coats, and an airing cupboard with immersion heater; leads to master bedroom, second bedroom, main bathroom, kitchen and music room.

Kitchen and garden diner: Delightful open plan kitchen/dining space with vistas across the garden and double French doors onto the patio area. Kitchen comprises shaker style units with solid wooden work surfaces and bespoke timber splash backs; a 'Range style' mains gas cooker, and a twin Butler sink. Flowing from here, the garden room features a timber and glass roof as well as triple aspect windows including double French doors that open out onto a large patio with bespoke pizza oven and a covered solid wood kitchen bench.

Master bedroom with en-suite: South facing generously proportioned room with double French doors opening out onto the garden; built-in double wardrobe, stained glass feature window to the West, and an en-suite shower room with a modern white suite.

Bedroom 2: Double room with twin fitted wardrobes, a large storage cupboard, and large windows opening onto the secluded courtyard garden to the rear of the house.

Main bathroom: Bright and airy family bathroom, recently refitted to a superb standard, this comprises a large bath with shower and screen over, a feature sink and a WC.

Reception room 1: Music room Linking the original building, with beamed walls and ceiling, original brick lined floor, mullion window overlooking the driveway; 2 generous storage cupboards; latch and brace door to curved wooden staircase leading to bedrooms 3 and 4.

Reception room 2: Living room Fully carpeted generous sized room, featuring original stripped Oak beams, woodburner housed in a large open fireplace and in-built Oak mantle. Windows to 3 aspects as well as a single French door to the courtyard garden at the back of the house.

Reception room 3: Currently used as an office, this versatile space boasts Parquet flooring, single pitch roof with large window looking out over the driveway; second external door offering a separate entrance to the property.

Bedroom 3: Cosy first floor bedroom with pitched roof in the eaves and large window offering a Southerly aspect and overlooking the main garden.

Bedroom 4: Beyond bedroom 3, 18ft long double bedroom in the eaves with double aspect windows, a fitted carpet and in-built cupboard space.







Outbuildings and Gardens

Gardens divided into 4 generously proportioned sections, White Cottage's gardens must be seen to be appreciated.

The **top garden** is mostly laid to lawn, with a woodland area. Additional features include a greenhouse, a secluded studio, a treehouse and a woodland area with ample log storage. The **second garden** area comprises extensive vegetable gardens including a soft fruit bed; a second greenhouse, and an orchard with a range of fruiting trees including Apple, Pear, Mulberry and Cherry. The **further gardens** are treelined meadow, divided in 2 by railway sleeper bridged drainage ditches and trees.

The **Studio Set** in the top garden 'The Cabin' is equally suited to working or as an additional living area. This comprises a 20 foot open plan, wood floored space with kitchenette, shower room with sink and WC, a fitted woodburner, and a smaller side room with double aspect windows.

Driveway and outbuildings: Large driveway to the front of the property offering ample parking space for 4 vehicles, as well as a double car port, a large timber garage, woodstore, storage shed and shelf lined lean-to bottling shed for further storage.

Overall the grounds extend to 1.32 acres.

Location

White cottage sits in a sheltered village position to the north of the river Waveney. With ample countryside walks in all directions, this property boasts all the advantages of a rural position whilst benefiting from excellent access to the amenities of Harleston. Needham is on a main bus route and has an active pub and village hall. The bustling market town of Harleston is approximately a mile and a half away, 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. 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water.
Mains gas, water and electricity are connected.
Private drainage - Septic Tank
EPC: D

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: IP20 9LG

Tenure

Vacant possession of the freehold will be given upon completion.

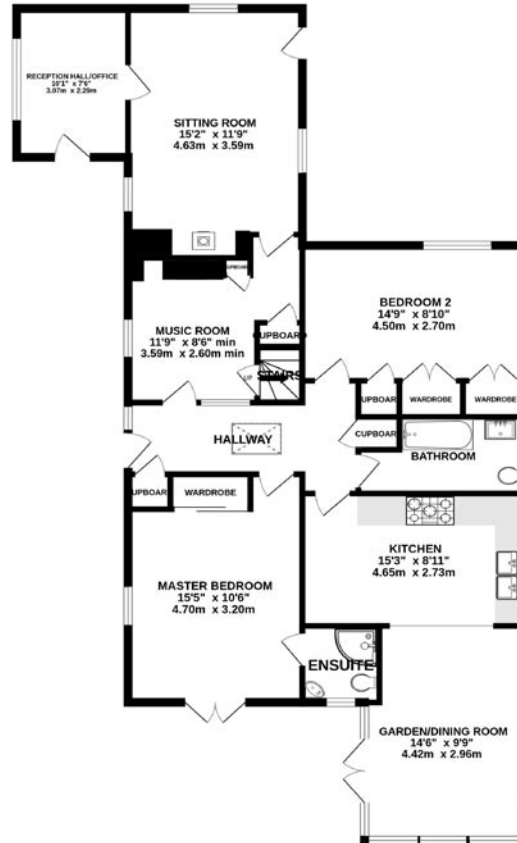
Agents' Note

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.

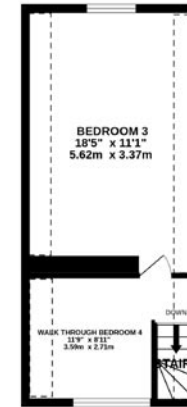
The property is awarded a Grade II Listing by Historic England. List Entry Number: 1050247.

Offers in excess of: £450,000

GROUND FLOOR
1162 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 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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To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss 01379 644822
Norwich 01603 859343
Bungay 01986 888160
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

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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