



2 Leet Hill Cottages  
Yarmouth Road | Kirby Cane | Norfolk | NR35 2HJ

# A BREATH OF FRESH AIR



“Enjoy quiet surroundings, field views, wildlife aplenty and total tranquility at this period cottage. Extended and improved by the current owners, it has an interesting history and sits in a glorious position.

Feeling as though you’re in the middle of nowhere,  
when in fact you’re walking distance from a lively and welcoming village.”







# KEY FEATURES

- A Spacious Period Cottage located in a Stunning Location, screened from the Road by Leet Hill Woodland
- Three First Floor Bedrooms and a Dressing Room
- The Principal Bedroom benefits from an En-Suite
- Study/Bedroom Four on the Ground Floor with a Bathroom
- Kitchen/Breakfast Room
- Dining Room open to the Sitting Room overlooking the Patio & Garden with Open Fields behind the Rear Mature Brick Boundary Garden Wall
- Ample Off Road Parking and Garden Shed
- Long Private Drive to the Cottage through Mature Woodland
- The Property benefits from Air Source Heating
- The Accommodation extends to 1,158sq.ft
- Energy Rating: C

This unusual property was originally built for the housekeeper of neighbouring Leet Hill House, which itself was built in 1901 for the Tate family of Tate & Lyle as their holiday home. It's secluded but not isolated, private and peaceful but with easy access to amenities. Perfect as a place to raise your family, somewhere to retire and embrace village life, or even as a second home, this is a versatile place indeed.

## A Quiet Country Corner

The setting of this home is incredibly special. Just outside the village, as you make your way down a long private drive shared with just a handful of properties, you leave the outside world behind. Magnificent with rhododendrons in late spring, mature trees and shrubs all around, it's a truly beautiful approach. You can almost feel the tension drain away as you breathe in the fresh air and take in the field views and mature trees around the house. No light pollution at night, no road noise, this is a true escape.

## Family Friendly And Flexible

The owners have reconfigured the cottage and it's both a practical and attractive place to call home. You enter to one side and move through a reception hall into the dining room, part open to the sitting room, the light pouring in. A door leads to the kitchen breakfast room, which is at the front of the house. This was originally the sitting room, so it has a lovely fireplace with a log burner, plus plenty of space for seating or dining, so you can set the rooms up to work as you want them, giving you the flexibility to use the dining room as a playroom or snug if preferred. The sitting room is dual aspect and leads onto the private rear garden.







# KEY FEATURES

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There's a study to the front of the house and a bathroom beyond it, which means the study could also be a ground floor bedroom. Upstairs, all three bedrooms are a good size and all have pretty, original fireplaces. The principal bedroom has a generous en-suite that benefits from built-in storage, while the other two bedrooms each have their own storage, so you can easily find a place for everything. The property has recently been redecorated internally, along with new carpets, curtains and window blinds, so you can move in and enjoy your new home straight away!

## Enjoy The Outdoors

The garden is a good size and has plenty of parking to one side, a generous patio behind the property and a large lawn, perfect for children playing. It's very private out here and feels wonderfully open because the cottage is situated on elevated ground, one of the highest points in the local area, on the edge of woodland, with open fields behind the rear mature brick boundary garden wall. You'll see plenty of wildlife in the surrounding countryside, plus the most glorious sunrises and sunsets, because the garden gets both east and west light – ideal for morning coffee or an evening drink. Whilst it feels very rural and peaceful here, there's a footpath that runs from the bottom of the drive, so it's easy to get out and about on foot and to visit the village without having to go on the road; ideal if you want to go for food and drink at the popular local restaurant. You're within easy reach of the A143 and around 16 miles from Norwich in one direction and the coast in another.











































# INFORMATION

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## On The Doorstep

Kirby Cane is located to the south of Norwich providing a fine rural feel whilst local amenities are close by. Just off the A143 and approx. 4 miles from Bungay and 4.5 miles from the popular market town of Beccles where you will find a great selection of independent shops and amenities.

## How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich, at the McDonalds roundabout, go straight over onto the A143 and continue on this road. Take a left hand turn onto Church Road and then the next left again on to Old Yarmouth Road. Take the driveway to Leet Hill and along the drive will be signposted to Leet Hill Cottages. The property will be found on the furthest driveway.

## What Three Words Location

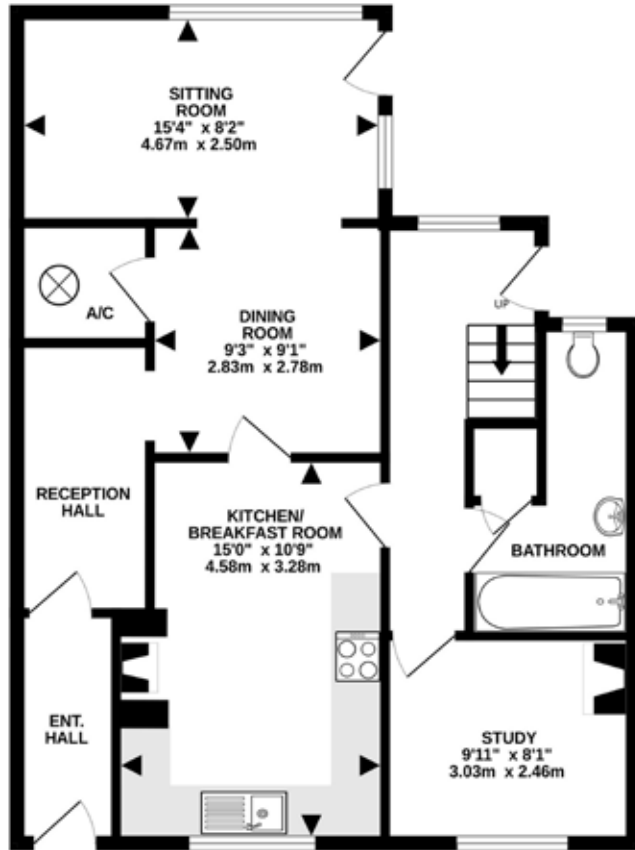
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [exact.mixed.deriving](#)

## Services, District Council and Tenure

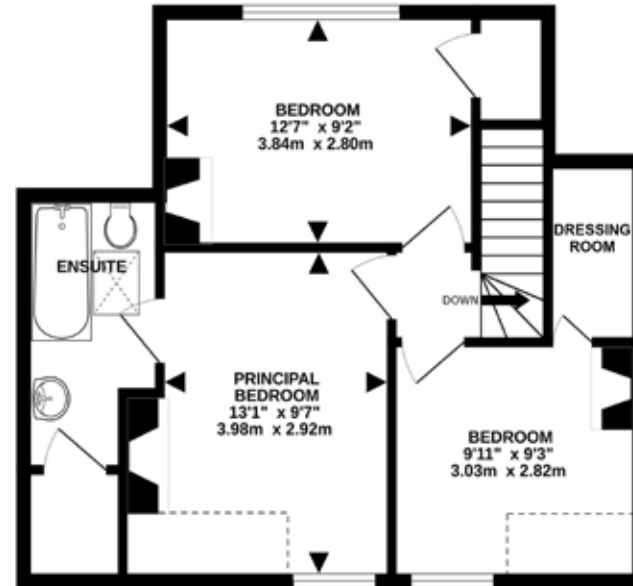
Air Source Heating, Mains Water, Private Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk District Council- Council Tax Band B  
Freehold







GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		86
B (81-91)			
C (69-80)		72	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







PRIVATE



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