



The Leys  
Topcroft Street | Topcroft | Norfolk | NR35 2BJ

# REFINED COUNTRYSIDE LIVING



This is a substantial and characterful timber-framed home set within approximately 1.75 acres of private grounds in the peaceful South Norfolk countryside. Approached through electric gates and along a sweeping driveway, the property sits proudly within its landscaped setting, enjoying attractive views across the front garden and the large pond that forms a beautiful focal point on arrival.



# KEY FEATURES

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- A Beautifully Refurbished Detached Timber-Framed Country Home offering approximately 3,171sq.ft of Main House Accommodation
- An Additional 4,590sq.ft of Versatile Outbuildings and Barns
- Set within around 1.75 acres with Pond and Sweeping Driveway
- Extensively Improved between 2020 - 2024 including New Windows and Fully Reinsulated
- Stylish Updated Kitchen and Bathrooms plus Solar Panels installed Enhancing Energy Efficiency
- Five Bedrooms incl Principal Suite with Dressing Room and En-Suite
- Impressive Barn Complex with Games Room, Sauna & Hot Tub Area
- Potential for Further Conversion to Annex, Studio or Lifestyle Space (Subject to Planning Permission)
- Ample Parking with Garaging and Caravan/Motorhome Bay
- A Striking Countryside Setting
- Energy Rating: C

The house faces west, allowing the grounds to benefit from beautiful afternoon and evening light, while mature trees and lawns create a natural sense of privacy. The arrangement of the house and surrounding barns forms a charming farmstead-style courtyard, enhancing both the architectural appeal and the lifestyle versatility of the property.

## Living & Entertaining

The accommodation within the main house has been thoughtfully updated to suit modern family living while retaining the character of the original timber frame structure. A welcoming entrance hall forms the centre of the home, creating an immediate sense of space and connection between the principal reception rooms. The sitting room provides a comfortable and inviting environment for relaxation, centred around a wood-burning stove and framed by large windows that bring natural light into the room while offering views of the surrounding gardens. Exposed beams throughout the house provide warmth and architectural character, reflecting the building's heritage while complementing the contemporary interior finishes.





# KEY FEATURES

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At the heart of the house lies the kitchen and breakfast room, designed to function as the social hub of the home. Updated in recent years, the kitchen combines practical layout with high-quality finishes, providing ample workspace, modern appliances and space for dining and everyday family life. Adjacent reception areas allow the house to flow naturally, creating an ideal setting for entertaining guests, hosting family gatherings or simply enjoying daily life in a comfortable and well-designed home.

## Spaces To Unwind, Sleep & Recharge

Upstairs, five well-proportioned bedrooms offer flexible accommodation suitable for families, guests or home working. The principal bedroom suite provides a particularly peaceful retreat, enjoying elevated views across the gardens and pond. A dressing room and ensuite bathroom add a sense of privacy and comfort to this space. The remaining bedrooms are generously sized and filled with natural light, each offering views across the surrounding countryside or the courtyard setting. A family bathroom serves the additional bedrooms, while a ground floor WC adds everyday practicality for visitors and family life. The layout provides a balance of openness and privacy, allowing the home to adapt comfortably to changing needs.

## Barns, Outbuildings & Lifestyle Space

Beyond the main house, the property also offers an exceptional range of outbuildings totalling approximately 4,590 sq ft. These include garages, workshops, storage areas, a studio/gym space and a large barn currently used as a games and recreation room. The scale and flexibility of these buildings provide a wealth of possibilities, from creative studio space to home business use or further residential accommodation subject to the necessary permissions.

One of the barns has already been partially adapted as a leisure and entertainment space, complete with sauna and hot tub area, making it ideal for relaxation and social gatherings. The property also offers substantial vehicle storage, with large garage areas and additional space suitable for a caravan or motorhome.

































# INFORMATION

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## On The Doorstep

The Leys enjoys a peaceful rural location while remaining within convenient reach of several well-regarded market towns. Bungay, Beccles and Harleston all offer a range of independent shops, cafés, schools and everyday amenities, while the cathedral city of Norwich provides a wider selection of cultural, retail and transport connections. The market town of Diss is also within easy reach with commuter trains to London Liverpool Street. The surrounding countryside offers beautiful walking and cycling routes and access to the nearby Norfolk Broads, making the area particularly appealing for those seeking a countryside lifestyle with excellent recreational opportunities. The Suffolk Heritage Coast is also within comfortable driving distance, allowing easy access to coastal towns and beaches.

## How Far Is It To?

Beccles – approximately 6 miles, Bungay – approximately 5 miles  
Harleston – approximately 7 miles, Norwich – approximately 20 miles  
Suffolk Heritage Coast – approximately 40 minutes  
Norfolk Broads – within easy reach

## Directions - Please Scan QR Code Below

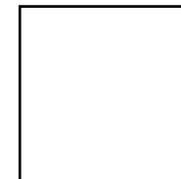
From Beccles, take George Westward Way out of Beccles, take the 1st exit onto the A146 Norwich Road. Take the 2nd exit at the next roundabout onto the A143. At the next roundabout take the 1st exit and continue to follow the A143. Continue to follow the A143 for several miles and then take the 3rd exit onto the B1332 Norwich Road. Follow the road for 3 miles and then turn slightly left onto Church Road. Follow Church Road onto Low Road for a mile, The property will be on your left behind the electric gates.

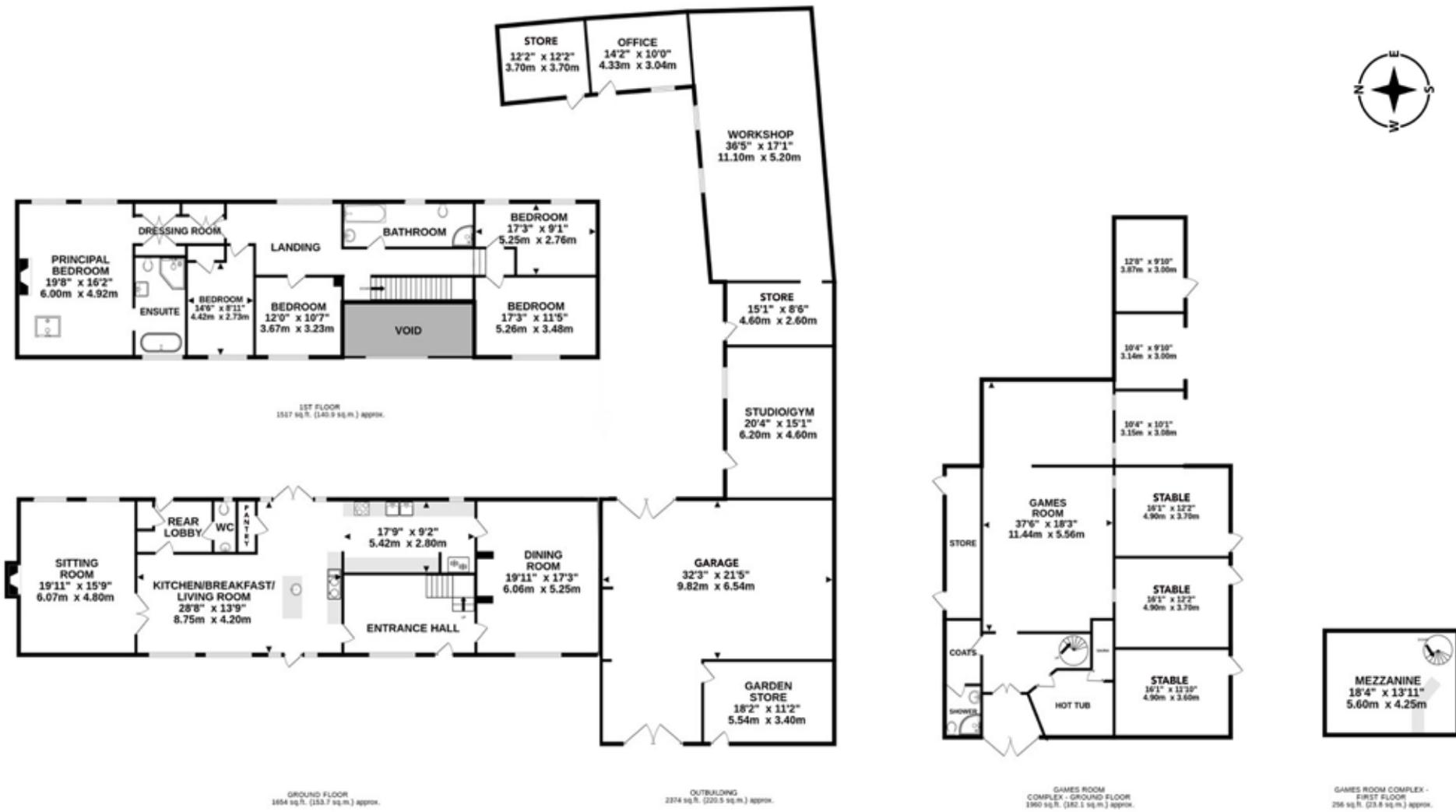
## What Three Words Location

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... [tape.shepherdess.reported](https://www.threewords.com/)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Fibre 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)  
East Suffolk District Council - Council Tax Band G  
Freehold





FLOOR AREA - HOUSE : 3171 sq.ft. (294.6 sq.m.) approx.  
 FLOOR AREA - OUTBUILDINGS : 4590 sq.ft. (426.4 sq.m.) approx.  
 TOTAL FLOOR AREA : 7762 sq.ft. (721.1 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 Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F	70	78
(21-38)	G		
(1-20)			
Not energy efficient - highest running costs			
England & Wales	EU Directive 2002/91/EC		

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.





# FINE & COUNTRY

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