In an idyllic, secluded location on a private lane in the quiet but welcoming village of Starston, you will find this unique Grade II Listed cottage that has a Victorian ‘Reading Room’ as its impressive centrepiece. Full of history and character, with three bedrooms and over an acre of beautiful gardens (sts) to enjoy, this property is a one off with enticing potential to extend.

- Stunning Former Reading Room
- Magnificent Garden with Excellent Entertaining Area
- Beautiful Views over Neighbouring Countryside
- Lovely Drawing Room with Vaulted Ceiling
- Grade II Listed
- Fitted Kitchen
- Boot Room/Utility Room
- Formal Dining Room
- Three Comfortable Bedrooms
- Highly Recommended

This is a home that is full of history; the Reading Room with its elegant proportions and airy, high ceiling was built circa 1840 and was once part of a model farm that was owned and built by the owners of Starston Place who were, and still are, a local Starston farming family. The Reading Room was the gentleman’s room to retire to after dinner. It was their hiding place in the garden. The room was left to deteriorate over a number of years, although the gardens were used by the Starston Home Guard as a parade ground in World War II. In the 1970’s, the cottage was habited by a local family, and thereafter, in the 1980’s, sold and extended to become the property you see today.

The current owners have looked after the cottage with love and care, using traditional building techniques to ensure the longevity of this listed home. ‘We recognised that as the original building is made from clay lump, a historical building method which needs to breathe, it would have been originally rendered in lime in the 1840’s. At some point over the years its lime render was covered with concrete and as custodians to the building we strongly believed that it was appropriate to return the building to its heritage and its Lime render roots. We embarked on completion of this work using the professional skills of local lime plaster specialists which should give it another 150 years of life.

There is also the potential to extend the property and the current owners have gained full planning permission to do so. ‘Despite the grade 2 listing and conservation area location, we have been able to obtain the full planning permission to extend the house. The plans include a large split-level kitchen and dining room with doors to the garden, and a walkway to connect the house to a large cart shed and office space. As we now need to move due to a change in our lifestyle circumstances, we haven’t been able to see it through, but it has got the potential to be an impressive addition to the house.’

With over an acre of beautiful and varied gardens, there is so much to appreciate and enjoy. ‘We love the garden, as it’s such an idyllic location. When we first arrived here, there was a Koi carp pond in the middle of the lawn, which we’ve had filled, restored, and created an atmospheric outdoor dining area.'
The garden is an adventure land, there's so much to it; there's a wooded area, remnants of old Victorian fernery, vegetable garden area, borders and shrubs. It is also the perfect place to get close to nature and to take time to wonder at the beautiful surroundings. During the summer evenings, we sit in the garden in the dining area and watch the sun go down and the moon come up. We can happily lie there for hours enjoying the peace and watch the stars, and as there's no light pollution, we can see the milky way and the satellites. Then the bats arrive, and we listen to the owls talking to us, it's lovely to be so close to nature.

Starston is a small village that has an active village hall that holds events such as pub nights, live music, theatre and charity events. It's a fantastic village and we have been welcomed with open arms by the community, there's a real tight knit community here. Harleston is the nearby bustling market town, home to an array of independent shops, a weekly market and frequent craft fairs and music festivals. Filled with historic buildings and plenty of character, it is a charming place to visit for shopping. It is also easily accessible from the cottage, Harleston is only a mile away and is within walking distance over the footpaths, you can walk to the pub, it's a lovely summer's evening walk, and for culture, the cathedral city of Norwich is a half hour drive. The market town of Diss lies around 15 minutes away by car and has a mainline rail link to London Liverpool Street Station (journey time approx. 90 minutes). Diss also has a wide range of amenities and facilities and a good cross section of shops to explore.

Agents Note

Local Authority: South Norfolk District Council – Band E

Services: Mains Electricity & Water, Private Drainage, LPG Heating.

Directions: Proceed from the market town of Diss along the A143 in the direction of Harleston. At the Harleston roundabout take the first exit and immediately left signposted Starston. Follow the land for some distance and proceed over the first crossroads. On entering the village of Starston proceed over the bridge and immediately right onto Low Road. Follow the road for a short distance. On the left hand side there will be a thatched house - take a left hand turn and at the fork in the road take the left hand fork onto the private lane. Continue along the lane and the property will be located on the left hand side.
Property - DIS1094
Approx. Internal Floor Area - 1582 Sq ft / 147 Sqm

Ground Floor

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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents 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. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, 19 Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FH.