



Lime Kiln House, Eccles Road, East Harling, NR16 2JE

twgaze





Detached flint cottage with generous garden and a diverse offering which comprises a total of 4 acres of land and unconverted barns ripe for development (subject to obtaining planning permission)

Guide Price £550,000



- Interesting and varied offering to the market
- Attractive, 3-bedroom detached flint cottage
- Un-converted barn with parcel of land to side
- 4.06 acre (stms) in total
- 3.60 acres which incorporates tree lined paddock and secluded dell.
- Farmland views beyond the cottage
- Edge of village location

Location

Situated on the edge of the village of East Harling which is one of the area's best served villages with an excellent range of facilities including schooling, two pubs, grocers with bakery, general stores, butchers, doctors, dentist and a wonderful sports field and social club. This is one of the most active villages with societies for many interests and a real community feel. The village is well connected with easy access onto the A11 which serves Cambridge to the south or Norwich to the north. Wider afield lie the larger towns of Diss, Wymondham, Attleborough and Bury St Edmunds, and the cities of Norwich, just 25 miles away, and Cambridge, within 45 minutes or so by car (all dual carriageway).



The Property

Attractive in appearance, this brick and flint detached cottage offers all the charm you would expect. Modest in size, with cosy, inviting rooms. The property has been lived in by the same owners for the past 30 years, during which time the cottage has been refurbished and altered, including the addition of a conservatory overlooking the rear garden. In total there are three bedrooms upstairs, all serviced by a first-floor bathroom.

Outside

There is a driveway which allows ample parking, along with a narrow garage. The rear garden is a decent size, with an expanse of lawn which widens further down towards the potential vegetable garden. A pretty flint wall creates the rear boundary, which has countryside/farmland views beyond.

Barns & outbuildings

As can be seen by the floorplan, the unconverted 'U-shaped' barn is found just to the side of the cottage and has a range of stables and outbuildings connected both sides to the main doors. The brickwork is generally in good condition and several years ago the barns had planning condition granted to convert into a residential dwelling (this has subsequently lapsed)



The Land

Lime Kiln House has a several good parcels of land associated aside from the formal cottage garden. To the north side of the barn is a parcel of grassland (0.2 acre).

Across the road a metal stock gate provides access to roughly 3.60 acre of treeline flanked paddock/grazing land ideal for keeping livestock and animals. A timber animal shelter found halfway down.

A further gate opens to a grassy track where you can see the remains of the original brick kiln building. The track curves and slopes down to a unique, secluded Dell which could make a great place for summer entertaining or small glamping site (subject to planning consent being obtained).



Services

Mains electricity and water are connected. Private drainage system. Oil fired central heating.

How to get there

What3words: //streak.cashew.animal

Viewing Strictly by appointment with TW Gaze.

Council Tax band: C

Freehold

Ref: 2/19534/RM



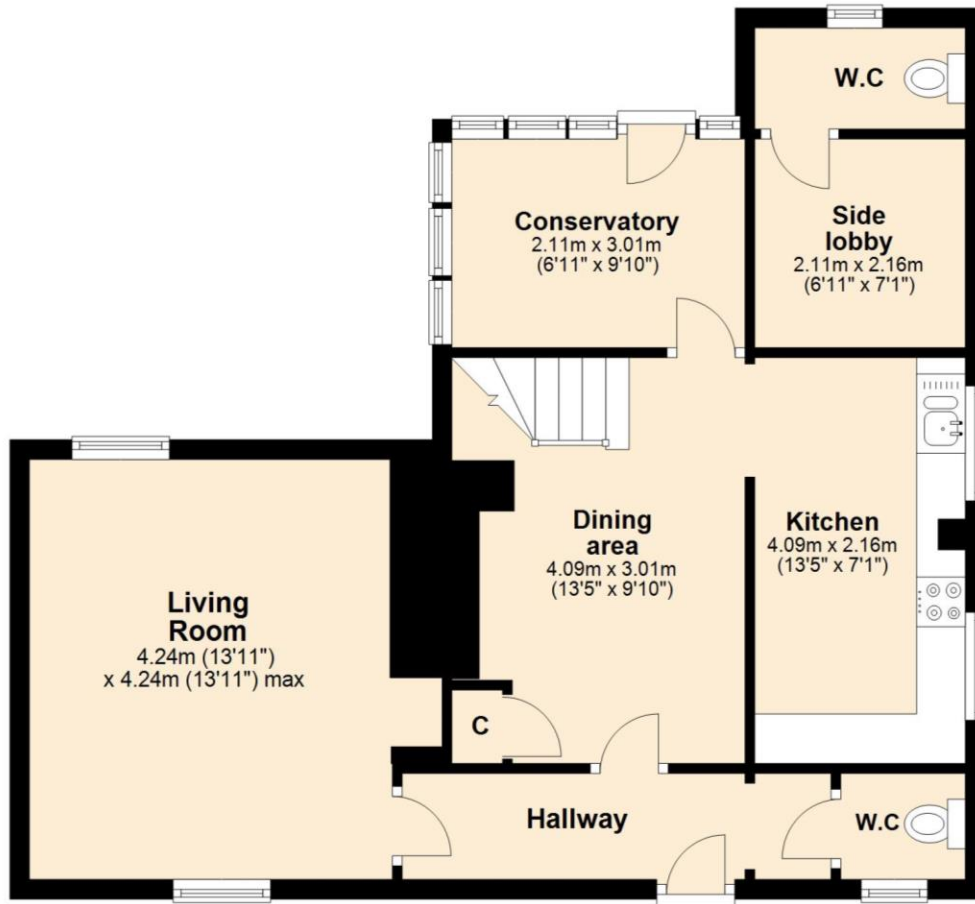
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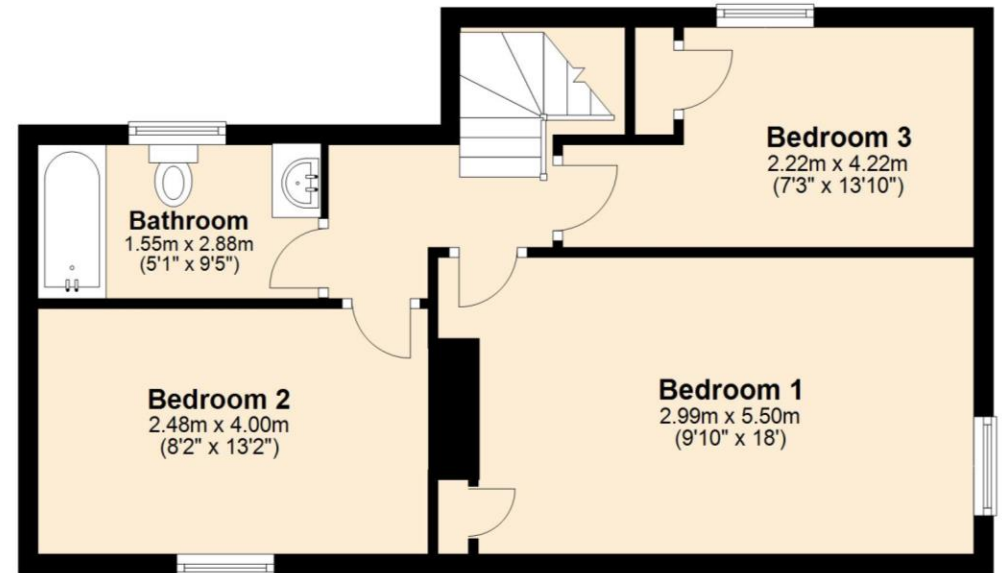
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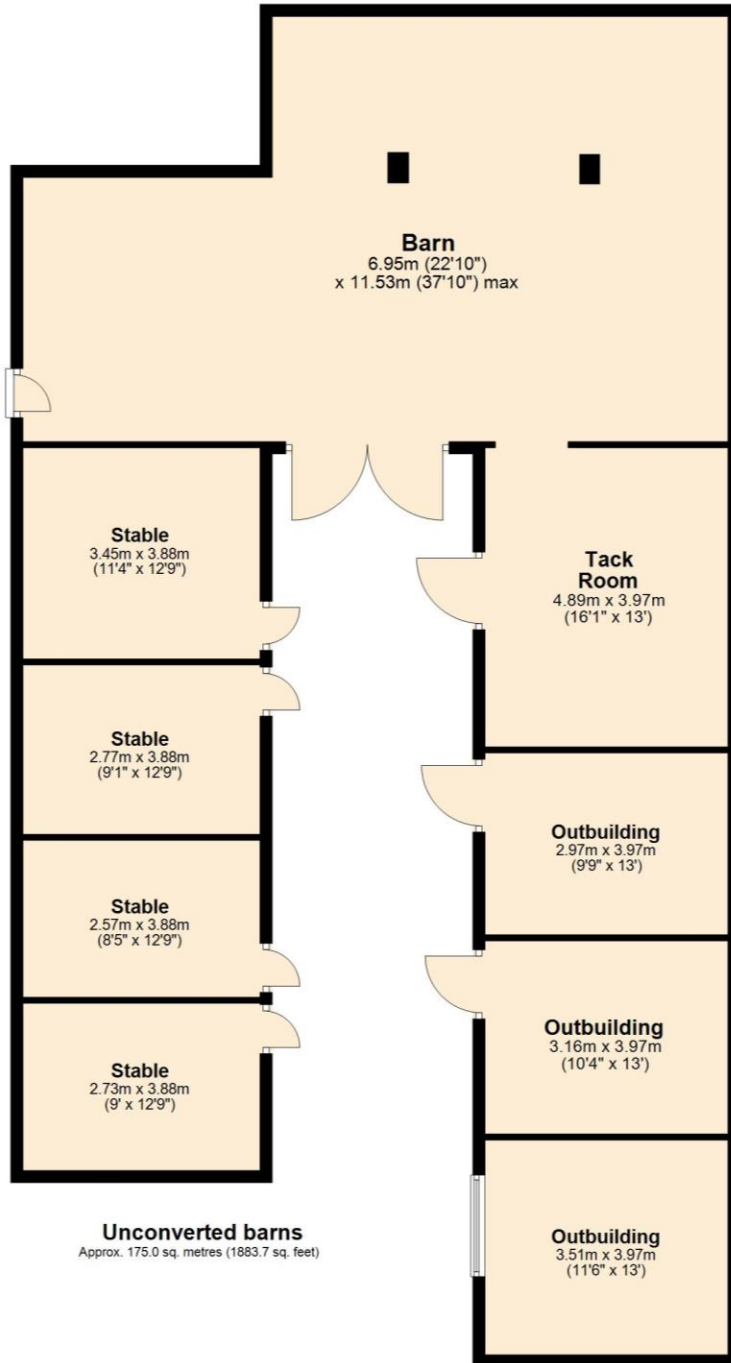
Ground Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 175.0 sq. metres (1883.7 sq. feet)





Land Registry illustration