



High Road, Wortwell - IP20 0EN



High Road

Wortwell, Harleston

Located on the edge of the POPULAR WAVENEY VALLEY VILLAGE of WORTWELL, this exceptional PART SEMI-DETACHED property presents a rare opportunity to acquire a charming FIVE BEDROOM FAMILY HOME with period features throughout. With a VERSITILE LAYOUT spread across an impressive 1470 square feet of accommodation (stms), the house has plenty of space and could be configured in a number of ways. Set on a beautiful rural plot spanning 0.6 acres (stms), the property boasts well kept gardens as well as a PADDOCK to the rear ideal for buyers in search of a tranquil countryside location. The interior of the property is equally as impressive, featuring THREE RECEPTION ROOMS including a snug, sitting room and conservatory along with a spacious KITCHEN/DINING ROOM and the EXCELLENT SEPARATE UTILITY ROOM all of which offers ample space for both relaxation and entertaining. With FIVE POTENTIAL BEDROOMS accessed via two staircases and two bathrooms and w/c, this property caters to families of all sizes seeking a blend of character and modern comforts. Additionally, the property comes complete with an excellent RANGE OF OUTBUILDINGS - totalling approximately 800 square feet (stms) - ideal for storage, recreation or CONVERSION to suit individual needs whether that be for home working or an additional annexe. A newly constructed DOUBLE CART LODGE provides convenient covered parking alongside the ample DRIVEWAY PARKING. In addition you will find a range of SOLAR PANELS to the outbuilding roof adding to the overall efficiency of this charming countryside cottage.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Part Semi-Detached Period Cottage
- Flexible Layout With 1470 SQFT Of Accommodation (stms)
- Rural Plot Of 0.6 Acres With Paddock
- Three Reception Rooms With Kitchen/Dining Room
- Five Possible Bedrooms & Two Bathrooms
- Excellent Range Of Outbuildings Approaching 800sqft (stms)
- 2024 Updated Double Cart Lodge
- Well Located Within Popular Waveney Valley Village

Wortwell is a semi-rural village located on the fringes of Harleston, on the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this popular location is great for access, but also countryside pursuits. Ideally situated close to the centre of Harleston, an excellent selection of everyday amenities and schooling can be found. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.



SETTING THE SCENE

Approached via the High Road on the edge of Wortwell, you will find a private driveway to the side of the cottage, running between the main house and the cottage's outbuildings - this leads to a spacious driveway with hardstanding and double cart lodge style car port garage. To the side of the driveway are the extensive outbuildings with the garage door access directly onto the road if required. There is a small front garden enclosed with low level fencing and mature hedging as well as the main front door.

THE GRAND TOUR

Entering via the main entrance door straight into the welcoming kitchen/dining room with the stairs to the first floor found straight ahead. To the right there is a door leading into the cosy snug reception room with a dual aspect, fireplace and exposed timbers. The kitchen/dining room offers plenty of space for a large table with a fireplace, tiled flooring, a converted 'period oven' storage cupboard and an understairs cupboard. The country style kitchen also featuring a double range oven, butler sink and integrated dishwasher. Doors from the kitchen leads to the extended conservatory to the rear providing extra reception space and excellent utility room. The utility with tiled flooring provides a range of units with wooden worktops over, butler sink, space for various white goods including a large fridge/freezer. Off the kitchen/dining room there is a door to the sitting room with exposed timbers, open fireplace and windows to the front. A door leads to the rear lobby with the back staircase to the first floor and a door to the shower room. The shower room has been recently re-furnished with attractive tiling, a double walk in shower, w/c and hand wash basin.

Heading up to the first floor landing from the main staircase you will find three bedrooms and the family bathroom. Two bedrooms can be found to the front one of which has a dual aspect with the other offering an over-stairs walk-in cupboard and period fireplace, with a further single room to the rear overlooking the garden. From the landing there is a door to a separate w/c as well as a door leading to the family bathroom with a roll top bath and shower attachment, attractive tiling and hand wash basin. The bathroom offers 'jack and jill' access to the possible fifth bedroom, dressing room or study depending on preference which also benefits from access via the second back staircase. You will then find a door leading to the main bedroom to the front of the house with feature fireplace and cottage style walk in cupboard.

FIND US

Postcode : IP20 0EN

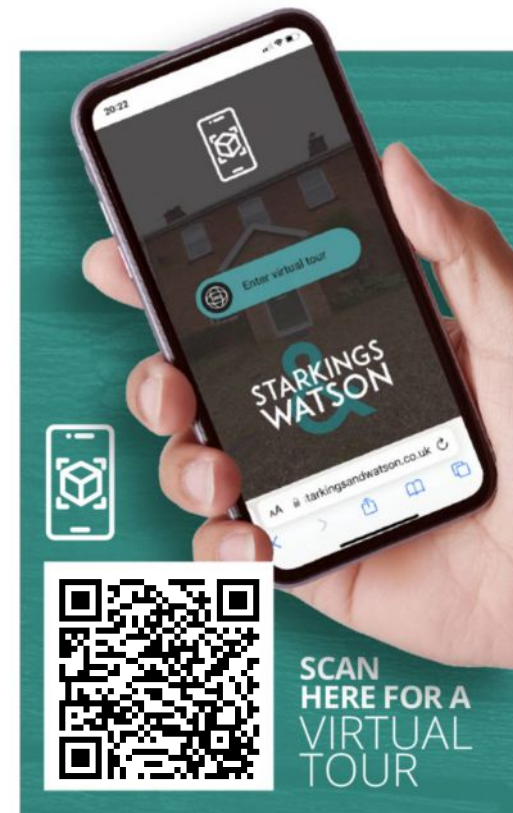
What3Words : ///rotations.pumps.tailors

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised of the following details; The cottage is subject to a small flying freehold with the adjoining cottage and there is a right of access to the corridor between the property and adjoining property. We have been advised that the property had historical structural issues in 1996 and the seller has documentation to show that the remedial works were carried out. The property has since undergone an extension which replaced the end roof and so the issue of roof bulge no longer exists. The paddock field only, at the rear of the plot, forms part of the flood plain of the managed water channel. There are Solar Panels owned by the house.



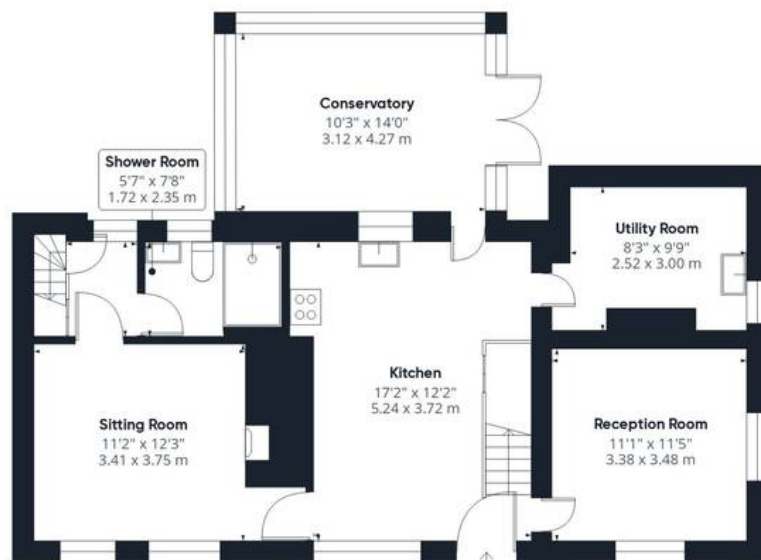




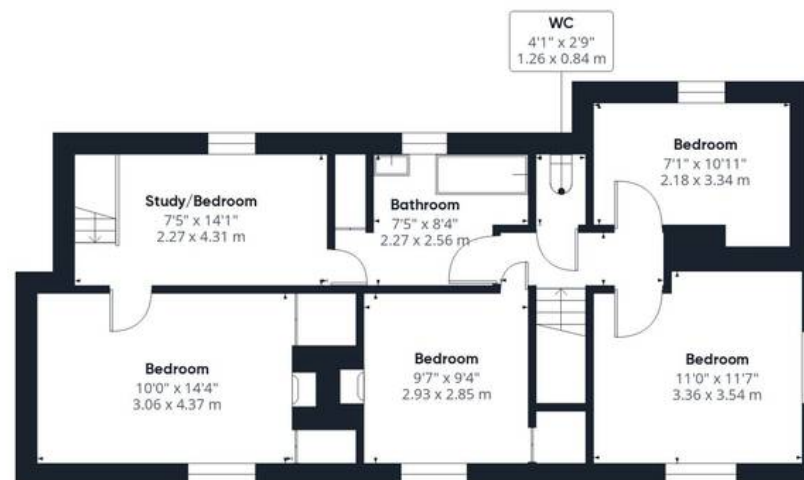
THE GREAT OUTDOORS

The attractive rear garden and plot extends to approximately 0.6 (stms) and is split into two parts, with the formal gardens being mainly laid to lawn with a mixture of decorative low maintenance flower beds, including shrubs, plants and pretty flowers as well as a small pond and patio area ideal for outdoor entertaining. You will also find a summer house and a brick outbuildings, converted into a store, chicken house and log store. Beyond the main garden, the land is set out as a paddock backing onto a managed water channel and woodland belonging to the fishing lakes beyond that. The paddocks offer great potential for livestock. To the side boundary is a double cart lodge upgraded in May 2024, perfect for covered parking which adjoins a large brick outbuilding which is split into sections of workshop and garage. The outbuildings offer excellent opportunity to convert into a number of possible uses whether that be studio, office, annexe or holiday rental all of which are of course subject to the relevant planning permissions.

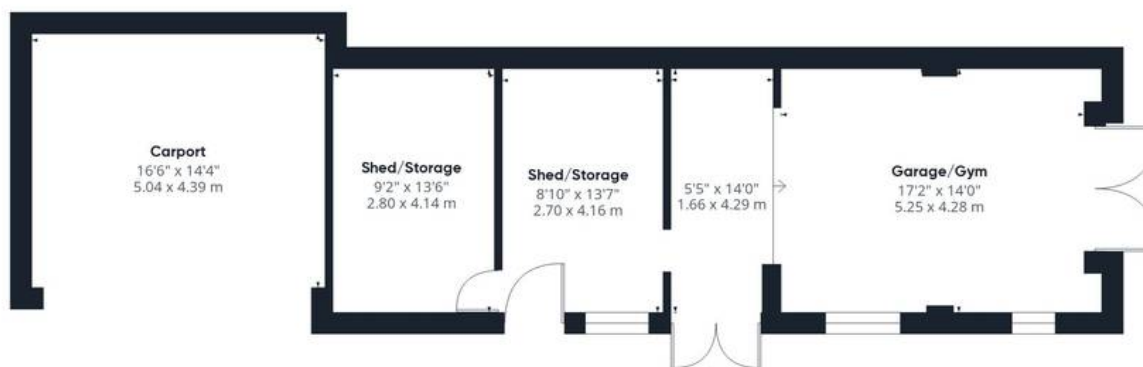




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2286 ft²

212.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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