



Conifer Cottage | 32 White Hart Street | East Harling | NR16 2NE

Guide Price £240,000





## The Features

- Guide Price £240,000 - £250,000
- Charming two bedroom clay lump end terrace cottage in the heart of East Harling
- Lounge with brick fireplace and modern wood-burning stove
- Additional study/playroom located off the lounge
- Kitchen with under-stairs storage and access to the rear courtyard garden
- Two first floor bedrooms, with the main bedroom featuring fitted wardrobes
- Bathroom situated on the first floor, accessed from the landing
- Attractive side garden laid to lawn, plus a courtyard garden
- On street parking available directly in front of the property
- Short walking distance to a wide range of village amenities

## About the Property

This charming two bedroom clay lump end terrace cottage is located in the heart of the desirable village of East Harling, just a short walk from local amenities. The property is entered via a porch leading into a cosy lounge with a brick fireplace and a modern wood burning stove, complemented by an adjoining study/playroom. The kitchen offers access to the garden and includes useful under stairs storage.

The first floor comprises two bedrooms, with the main bedroom featuring fitted wardrobes, along with a bathroom off the landing. Believed to date back to the 18th century, the cottage showcases a range of period features throughout.

The property has been well maintained by the current owner, including the installation of a new roof and boiler in 2024 and a new log burner in 2025. Additional benefits include uPVC double glazing and gas central heating.







## The Outside

The property features a good-sized lawned garden to the side, while at the rear a courtyard garden offers a sunny spot for relaxation with access into the kitchen. The gardens are fully enclosed by brick walls and panelled fencing, providing a good degree of privacy. A gate offers access to the road, and on-street parking is available directly in front of the property.

## Location Overview

White Hart Street occupies a prime position in the heart of the village, within easy walking distance of a wide range of local amenities, including a doctor's surgery, pharmacy, primary school, post office, public house, shop, hairdressers, takeaways and restaurants. The surrounding area is perfect for those who enjoy the outdoors, with woodland walks nearby and Thetford Forest only a short drive away.

For commuters, the A11 is easily accessible, providing convenient routes to Norwich and towards London. East Harling railway station offers direct services to Norwich and Cambridge, while Diss station provides fast connections to London Liverpool Street. The village is also well positioned for nearby market towns, including Diss, Attleborough and Thetford, with Bury St Edmunds within easy reach.

This location is ideal for anyone seeking a countryside lifestyle without sacrificing convenience, offering both a strong community spirit and excellent connectivity.

## Directions

From the A11, take the exit signposted Watton/Garboldisham/East Harling and join Watton Road (B1111). Continue straight ahead, crossing the Harling Road railway line. As you enter the village, turn left onto White Hart Street shortly after passing the fire station. Continue along the road, passing the village pharmacy on your left. The property will be found on the right-hand side before reaching The Bailiwick.

## AGENTS NOTE

The owner has advised that a new roof and boiler were installed in 2024, with a new log burner fitted in 2025. Evidence is available; however, we have not seen the receipts.

## Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Disclaimer -

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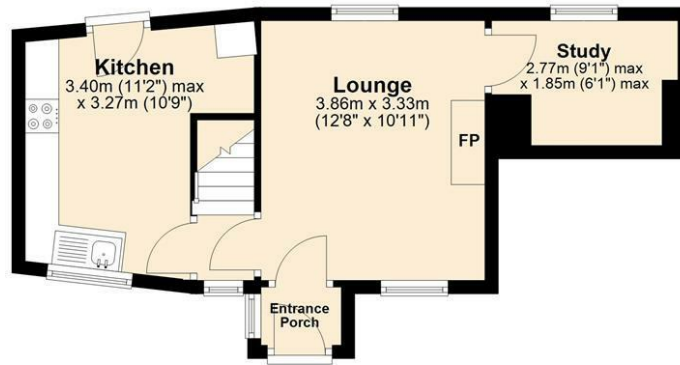
Referral Fees-

Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.



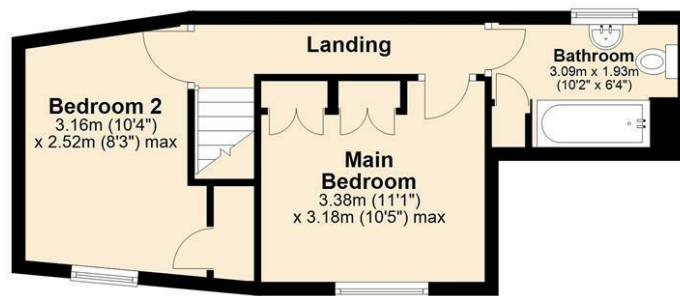
## Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



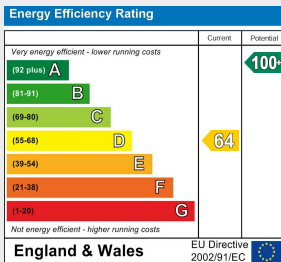
## First Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



**Tenure:** Freehold  
**Council Tax Band:** B  
**Local Authority:** Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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