



The Beeches The Street, HARLESTON IP20 9NW

welcome to

The Beeches The Street, HARLESTON

Nestled in the heart of the picturesque village of Starston, this delightful two-bedroom period cottage offers the perfect blend of character, charm, and modern comfort. With original features throughout, this is a truly unique home set in a peaceful, rural location.



Location

Starston is a tranquil and sought-after village, known for its scenic countryside, strong community spirit and easy access to surrounding amenities. The nearby town of Harleston offers a range of independent shops, cafes, and essential services, while the wider Norfolk and Suffolk countryside provides countless walking routes and outdoor pursuits. Despite its rural feel, the area benefits from good road links to Norwich and Diss, with Diss offering mainline rail services to London.

Property

This charming two-bedroom cottage is a beautiful example of traditional meets modern. The home retains many original features, including solid wood doors, and a stunning fireplace that takes centre stage in the spacious lounge, complete with a cosy wood burner - perfect for those winter evenings. To the rear of the home, a large kitchen diner provides ample space for cooking, dining and entertaining, featuring modern fittings while complementing the cottage's rustic charm. Beyond the kitchen, a lean-to utility space offers additional storage and functionality. Upstairs, you'll find two generously sized double bedrooms, both offering glorious views over open fields - a truly peaceful way to start your day. Outside, the property continues to impress. The large, private rear garden backs onto open countryside, creating a serene and uninterrupted backdrop. A fully powered summer house provides an ideal spot to relax or enjoy the warmer months, while a separate, insulated outbuilding with electrics offers the perfect space for a home office, studio or hobby room.

This cottage is a rare gem, offering an enviable mix of character, space, and modern convenience in a truly peaceful setting.

Accommodation

Ground Floor

Entrance Hall

Door to Front, Ceiling Light, Cupboard under stairs, Radiator, Wooden flooring.

Lounge

12' 3" x 12' (3.73m x 3.66m)
Double glazed window to Front aspect, Ceiling light, Fireplace with Log Burner, Radiator, Wood flooring.

Dining Room

6' 10" x 6' 8" (2.08m x 2.03m)
Double glazed window to Rear and Side aspect, Ceiling light, Radiator, Tiled flooring.

Kitchen

12' 7" x 10' 3" (3.84m x 3.12m)
Double glazed window to Front aspect, Tiled splashback, Wall and Base units with work surfaces, Sink and drainer unit, Brick archway leading to Dining space, Integrated Dishwasher, Radiator, Tiled flooring.

First Floor

Landing

Double glazed window to Front aspect, Ceiling light, Loft access, Radiator, Wooden flooring.

Bedroom 1

12' 4" x 11' (3.76m x 3.35m)
Double glazed window to Front aspect, Feature Fireplace, Built in Wardrobes, Wood flooring.

Bathroom

Double glazed window to Rear aspect, Ceiling light,

WC, Wash hand basin, Bath, Shower, Radiator, Laminate wood effect flooring.

Bedroom 2

12' 3" x 10' 4" (3.73m x 3.15m)
Double glazed window to Rear aspect, Ceiling light, Radiator, Wood flooring.

Outside

Rear Garden

Decking space, Wild flower patch, Turfed, Summer house.

Outbuilding

Insulated, Base unit, Sink, Power supply, Laminate wood effect flooring.

Agents Note 1

Heating to this property is served by Oil. Please contact the branch for more details.

Agents Note 2

Waste from the property is served by Septic Tank. Contact the branch for more details.



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The Beeches The Street, HARLESTON

- Two Bedroom Semi-Detached Period Cottage
- Lounge With Wood Burner
- Countryside Views
- Good Sized Rear Garden
- Kitchen/Diner
- Two Double Bedrooms
- Family Bathroom
- Quiet Location Yet Close To Local Amenities

Tenure: Freehold EPC Rating: E



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BGY106783 - 0002

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