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*High Road, Needham*  
Nr Harleston, Norfolk.

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MUSKER  
MCINTYRE  
ESTATE AGENTS

Harleston - 1.3 miles  
Bungay - 9.1 miles  
Diss - 9.9 miles  
Southwold and The Coast - 21 miles

Beautifully situated, enjoying 1.32 acres of garden and woodland grounds, is this charming thatched cottage. White Cottage has evolved over many years to now provide a spacious and versatile four bedroom family home that encapsulates the charm of the original building built in 1610, contrasting with the spacious, modern additions, designed around family living and entertaining alike. Outside the delightful grounds offer ample parking, entertaining space which flows from the home, whilst formal garden areas lead past the studio and orchard into an area of woodland and natural grassland. Viewing is essential to appreciate the space and lifestyle on offer.

#### The Property

Entering White Cottage via a sturdy oak door, we are welcomed into a bright and spacious entrance hall, wide enough to easily accommodate seating and a side table, with a full length storage cupboard providing ample space for boots and coats to be tucked away. To our left is the original cottage, recently re-thatched to a high standard and sympathetically updated internally to present three cosy reception rooms and two upstairs bedrooms. The hallway also opens to the newer part of the building where we find two exceptional double bedrooms, the main bathroom, an airing cupboard and a delightful open plan kitchen/dining space with vistas across the garden and opening out via double French doors onto the patio area. Shaker style units line the kitchen walls with solid wooden work surfaces and bespoke timber splash backs. A 'Range style' mains gas cooker and a twin butler sink are inset. From the kitchen we flow into the garden room which offers the perfect dining area enjoying the garden vista. With triple aspect windows and a glass roof, this spacious and bright room opens out onto the large patio, which boasts a bespoke pizza oven with outdoor kitchen space made from solid wood, beside a mature bay tree, perfect for summer entertaining and family life alike. Returning to the original building we find the music room where the charm of this home comes alive. A latch and brace door opens to the staircase which houses one of two handy cupboards, offering ample storage space. An original mullion window, brick lined floor and original timber beams present a cosy cottage feel. From here we step into the sitting room, a stunning beam lined space centred around a large open fire place which houses a wood burning stove. With windows to three aspects this room is filled with natural light, enhanced further by a glass panelled door which opens to a concealed courtyard garden, providing the perfect spot to catch the evening sun. Internally a door opens to the third reception room which our vendors currently use as a study. From here a door opens to the driveway whilst a large window looks towards the front aspect, affording ample afternoon sunlight. Returning to the music room from which the small curved staircase rises to the first floor where we find the two further bedrooms. The smaller walk through bedroom is perfectly suited as a guest bedroom, study space or dressing room, offering a bright yet cosy aspect with views across the garden below. Beyond, the larger bedroom enjoys two picture windows that fill the 18.ft of space with a pleasant natural light. Both of these upstairs bedrooms offer limited head space to the eaves sides. Returning to the entrance hall, the south facing master bedroom sits to our right and takes in the stunning view of the entire garden through French doors that open to the patio area, providing the perfect spot for a morning coffee. An en-suite shower room boasts a modern white suite whilst the bedroom itself is of superb proportions, with a built-in double wardrobe and a stained glass feature window to the West. The second bedroom offers an exceptional double room with twin fitted wardrobes, a large storage cupboard, and large windows opening onto the courtyard garden. Adjacent is the main bathroom, lying at the end of the hallway, which has been recently fitted to a superb standard and offers a bath with shower and screen over, along with a feature sink and WC. Tiled flooring complements this bright and airy room.

#### The Studio

Set in the garden is also a detached studio which offers a large working/living space. Entering through a glazed sliding door from the front verandah, the open plan space offers a bright and spacious wood-floored area for use, along with kitchenette, a fitted woodburner and a small shower room with sink and WC. A partition wall leads on to a second smaller room with double aspect windows. Beyond lie the extensive and delightful gardens, divided into sections for ease of management.









## Outside

Approaching the property from High Road we are welcomed via the pull in drive which offers space to stop a car in front of the double gates that open to the extensive parking & turning area. From here we take in the the stunning first view of the property whilst our eye is drawn through the layers of the fabulous gardens and grounds. A timber garage is in situ along with a lean-to car port. The drive leads us to the house where we find a door opening to the reception hall and the rear entrance which our vendors in true 'Norfolk style' predominantly use. At the rear of the house French doors lead from both the kitchen/garden room and our master bedroom onto the extensive patio where an outdoor kitchen area offers ample work space and bespoke pizza oven. Box hedging frames the patio and a path walks us into the garden. The initial garden space is laid to lawn, framed with an array of beds filled with perennial colour and scent. Established shrubs and trees line the boundary and conceal the tree house and log store. Passing the studio we enter the orchard and cultivated area where vegetable beds are ready for this years crop. A timber footbridge leads into an area of light woodland and at the foot of the space we pass over a dyke to to an open natural grassland offering space for nature to thrive and for you to relax.

## Location

The property is located on the Norfolk/Suffolk border in the pretty and sought after village of Needham which is on a main bus route and has an active pub and village hall. The bustling market town of Harleston is approximately a mile and a half away. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful chapel and plenty of character around every corner you turn. It further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking. The town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating and hot water.  
Mains gas, water and electricity are connected.  
Private drainage - Septic Tank  
EPC: D

## Local Authority:

South Norfolk Council  
Tax Band: D  
Postcode: IP20 9LG

## Tenure

Vacant possession of the freehold will be given upon completion.

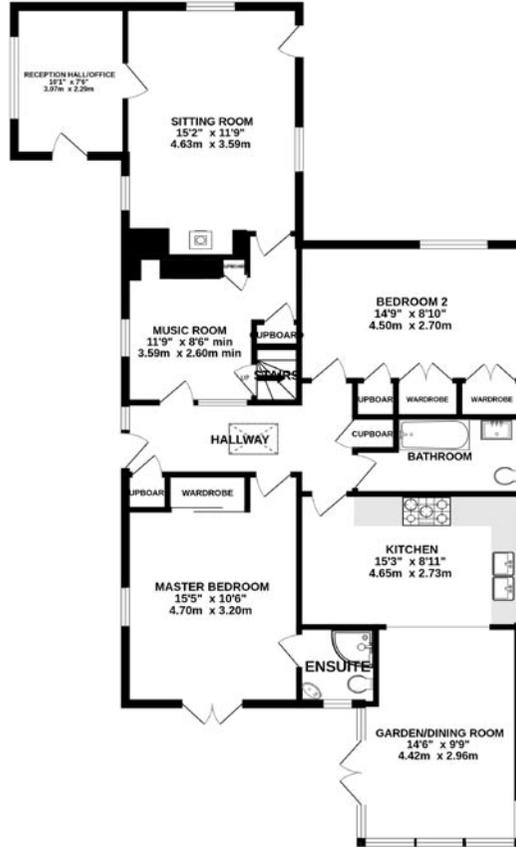
## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

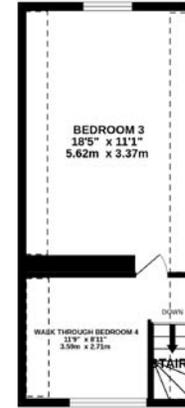
**The property is awarded a Grade II Listing by Historic England. List Entry Number: 1050247.**

**Guide Price: £480,000**

GROUND FLOOR  
1162 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 1487 sq.ft. (138.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss 01379 644822  
Norwich 01603 859343  
Bungay 01986 888160  
Loddon 01508 521110  
Halesworth 01986 888205

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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