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*High Road, Needham,*  
Nr Harleston, Norfolk.

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS







Full of character and history, this delightful Grade II listed detached home dates back to the early 1600's and is situated in the centre the village. The property has been extended over the years and now provides spacious and versatile living space across three floors with wonderful original features throughout. Outside, there is an attractive enclosed rear garden, ample car parking in front of the property and an attached garage.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Utility Room
- Office/Bedroom
- Downstairs WC
- First Floor Landing
- 3/4 Double Bedrooms
- Bathroom

Outside

- Attractive Rear Garden
- Ample Off-Road Parking
- Attached Garage
- Desirable Village Location



### The Property

A timber front door opens in the entrance hall with Victorian tiled floor and useful space for hanging coats and storing boots and shoes. Opening into the sitting and dining room, these rooms are full of character, with a wealth of beams and open stud work as well as a rare double buttery archway and mullion window. Both rooms have a box bay window to the front aspect, one with a fitted window seat. The brick inglenook fireplace with fitted wood burner in the sitting room creates a cosy focal point with a further fireplace in the dining room which is also fitted with a wood burning stove. A door from the sitting room opens into the wonderful kitchen/breakfast room, a complete contrast to the older part of the property, full of natural light with a vaulted ceiling and full length window overlooking the rear garden. The kitchen is well fitted with range of cream traditional style wall, base and drawer units, complemented with solid timber worktops with inset ceramic sink. There is space for a range cooker with extractor over and space and plumbing for a dishwasher. A stable door leads out to the side of the property with further double doors leading out to the garden. The kitchen leads through to the study/music room with window overlooking the rear garden and a step up into the utility room with plumbing for a washing machine and tumble dryer and a door into the garage. There is a cloakroom with WC and wash basin. The office/bedroom has double doors opening into the garden and window to the rear.

From the sitting room a door opens onto the staircase leading up to the first floor landing. Original wide timber floorboards continue into the two bedrooms, both doubles with exposed stud work and overlooking the front aspect. The spacious bathroom has a window to the rear with far reaching views over the meadow and comprises a wood panelled bath, fully tiled corner shower cubicle, WC and wash basin. A further staircase leads to the interconnecting attic rooms, with fine exposed beams and stud work, vaulted ceilings and skylight windows.







## Outside

Two entrances either side of a low brick wall lead to the gravelled parking area in front of the house with double doors opening into the garage with power and light connected and plenty of overhead storage space. A shared driveway to the right hand side of the house provides pedestrian access into the rear garden. The pretty rear garden is fully enclosed and laid to lawn with borders planted with a mixture of shrubs and seasonal plants as well as a vegetable plot and a paved seating area. An attached outbuilding to the side of the house provides a useful storage space for garden tools.

## Location

The property is located in the pretty and sought after village of Needham which is on a main bus route and with its active village hall, pub and is within easy access of the Angles Way footpath and beautiful river walks. A short drive away is the bustling market town of Harleston. The town boasts an impressive array of independent retailers plus doctors' surgery, post office, chemist, various coffee shops and restaurants. There is also a popular Wednesday market with free parking and the market 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 (the boiler is situated in the garage)

Mains electricity and water are connected.

Private Drainage – Treatment Plant

EPC Rating: TBC

### Local Authority

South Norfolk District Council

Tax Band: D

Postcode: IP20 9LF

### 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.

### Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £450,000



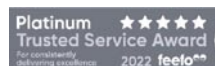
To arrange a viewing, please call 01379 882535

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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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