



Lavender House
Brockdish | Harleston, Norfolk | IP21 4JY

LOVING LAVENDER LIFE



This handsome former village police house has been transformed to offer four bedrooms, two ensuite bathrooms and a family bathroom, a welcoming kitchen /breakfast room and generous social space for entertaining inside and out. With grounds extending to around a quarter of an acre (stms) overlooking the Waveney Valley, yet close to amenities, country life with all the perks is hard to beat here.



KEY FEATURES

- Former Detached Police House
- Located in An elevated Position
- Pretty Norfolk Village
- Spacious Sitting Room Plus Dining Room/Snug
- Open plan Kitchen & Breakfast Room
- Utility & Cloakroom
- Four Comfortable Bedrooms
- Two Ensuite Plus Family Bathroom
- Wonderful Gardens With Great Views
- Useful Home Office/Studio

The current owners fell in love with this home as soon as they saw it, seeing potential and the fit for their family. Since then they have renovated and refurbished extensively with no expense spared to create what they thought would be their forever home. The kitchen has been replaced to offer clean lines, a breakfast island and stunning oak worktops and is now open planned with a cosy snug; bathrooms have been refurbished and also an additional first floor ensuite created. The garage has been sensitively converted to add a formal dining room and walk in larder, extending the social space in the home. The current owners say it will be a huge wrench to leave, and new owners can enjoy high end finishes, practicality and a friendly family feel.

Step Inside

The beautiful aesthetics of the frontage to this transformed police house are reflected as soon as you step inside from the traditional porch into the entrance hall. There is a practical but tasteful hard floor and plenty of room for the family to kick off their shoes and hang coats. The remodelled kitchen is straight ahead, with beautiful sleek lines, a central breakfast island with an abundance of storage. It is open planned with a family snug with an ethanol fire, so a cosy space to chat. The formal dining room is off the kitchen, along with a cloakroom and walk in larder/utility room so the house flows really well. The larger living room, with patio doors to the garden, is to the left of the entrance hall and is triple aspect offering wonderful views of the grounds from all three sides and also has a statement fireplace and wood burner.

Individuality & Togetherness

This home makes a statement – the transformation has not resulted in a bland neutral home - it positively oozes individuality, and unique décor yet flows so well for hosting a crowd. The owners have paired rough organic surfaces, such as the limestone kitchen floor and brick slips in the living and dining room plus one bedroom, with an earthy colour scheme fostering a feeling of harmony. The cohesive palette uses a lively splash of colour here and there to energise rooms. The individuality doesn't overshadow the togetherness of this home - the breakfast island in the kitchen is great for mornings with kiddies whilst mum prepares the lunch boxes and for enjoying a glass of wine whilst chatting and cooking supper. The family snug, converted from the original dining room, means you can relax and chat together whilst creating dinner, whilst the dining room converted from the garage now sits so well off the kitchen that formal feast can be enjoyed in grown





KEY FEATURES

up surroundings with muted colours and a calm, sophisticated atmosphere. The large living room feels almost like two rooms and has a sunny aspect through the patio doors to the garden and terrace and a warm welcoming feel, looking towards the handsome brick feature fireplace with large wood burner. This room is perfect for large gatherings where guests might like to watch the TV, some to play games by the fire and others to take the more peaceful sofas and gaze out to the tranquil gardens. In fact, the owners hosted 15 for Christmas easily in this social space. With the installation of an extra ensuite upstairs larger families or those who enjoy entertaining can still retain privacy when guests stay over. There is space for all in this eclectic home.

Exploring Upstairs

Pretty white painted stairs from the entrance hall leads to the bright landing area where to the left is found the principal bedroom, with plenty of storage and wonderfully distinctive ensuite shower room, with a luxury hotel feel about it. Next to this is bedroom four which has its own ensuite too – recently added by the owners and with a chic, sleek ambience. The family bathroom is next door, shared by two other very generous double bedrooms. It is simply outstanding with beautiful blue and white tiles flowing from wall to floor, a shower and a wonderful deep freestanding bathtub, perfect for a long soak after a long country walk. There is so much space on this first floor, and with three bathrooms, family and guests are all afforded privacy.

Step Outside

The house sits in an elevated position with beautiful views across the Waveney Valley. The large block paved driveway offers generous parking for family and friends alongside a lawned front garden neatly setting the scene for this handsome home. You are spoilt for choice for chasing the sun or escaping to find a shady spot, or space to “grow your own” – you have so many areas to enjoy here. The wide sweeping Indian sandstone rear terrace is a sheltered spot and perfect for alfresco entertaining. From the terrace you can take the attractive semi-circular steps up to the garden, offering enclosed safe lawns for children and dogs to play on. The garden is neatly sectioned to secure a wonderful separate building, complete with rose garden, currently used as a treatment room but would equally serve well as a home office, garden room or play house having electric heating and water connected. Apple, pear and plum trees, vegetable beds and a fabulous greenhouse with netting for shade, water and electricity make this a garden heaven for the for the green fingered, and the current owners have enjoyed the fruits of their labours with rhubarb and blueberries to name just two. The final section of garden is currently home to ducks and chickens plus a large woodshed. With all the working spaces please don't overlook the stunning patio, set in the centre of the garden which feels almost like an extra exclusive room and is wonderful for sunny afternoons to read or chat with friends. The icing on the cake is the 3 tier watering system allowing you to simply turn on a tap to water the different sections.

































INFORMATION



On The Doorstep

Brockdish is a quiet, quaint, and historic village situated on the Norfolk/Suffolk border in the heart of the beautiful Waveney Valley, between the market towns of Diss and Harleston. There is a thriving community in the village which has events run by the village pub, village hall and church. The Waveney Heritage Centre in the village provides a wide range of talks and events too, with country walks on your doorstep through the beautiful Waveney Valley, ideal for dog and nature lovers.

How Far Is It To....

You are spoilt for choice for schooling with Nursery, Primary and Secondary schools all found in nearby Harleston, plus the renowned Hartismere school with Sixth Form in Eye. Diss is only a 15-minute drive away from Brockdish and offers a wide variety of shops and amenities, including medical practice, supermarkets and independent shops as well as a mainline station with regular trains to Norwich and London Liverpool Street, perfect for commuters. (Diss to London Liverpool Street, approximately 90 minutes).

Directions:

Proceed from the market town of Diss along the A143 in the direction of Harleston. Take a right hand turn signposted Brockdish. Follow the road onto the village and the property will be located on the left-hand side just before the village pub.

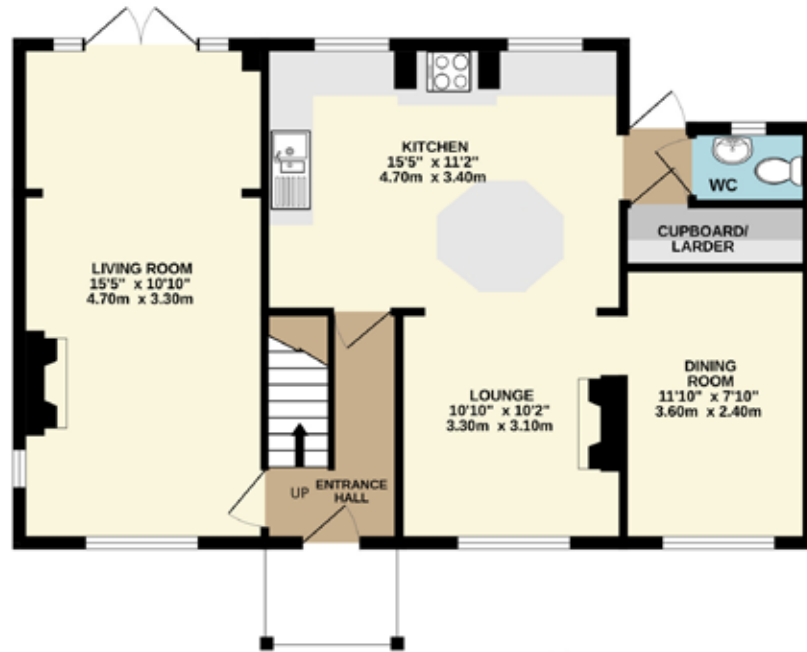
What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// restores.frame.expand

Services, District Council and Tenure

Gas Fired Central Heating
Mains Electricity, Water & Drainage
Broadband Available – please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
South Norfolk District council – Band D
Tenure: Freehold
EPC - C

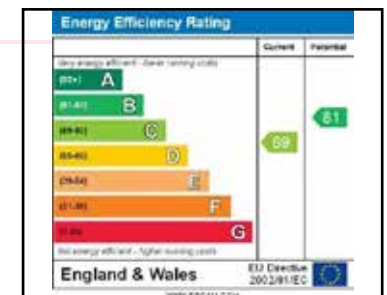
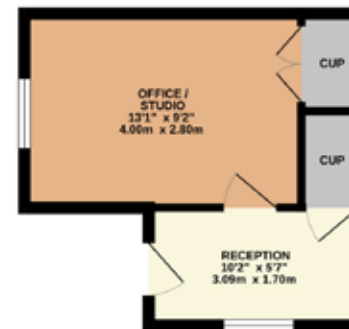
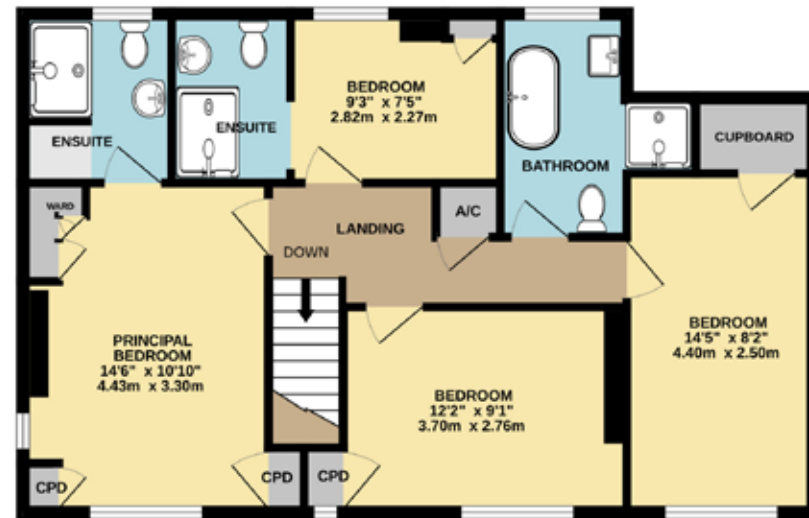
GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1446 sq.ft (134/4 sq.m) - Outbuildings: 315 sq.ft (29.3 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.

1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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