



6 White Hart Street
East Harling | Norwich | Norfolk | NR16 2NE

BEST OF BOTH WORLDS



A delightful 19th-century home blending original charm with modern comforts, perfectly situated in the heart of the community. This wonderful three-bedroom end terraced home has been tastefully extended and modernised over time and offers convenience inside, outside and in location, with amenities on your doorstep and commuter links close by.



KEY FEATURES

- A wonderful three double bedroom 19th Century cottage
- Cottage feel property with original features
- A large and social bespoke kitchen dining area
- Well-presented and modernised throughout
- Lovely wood burner with original stone fireplace
- A useful cellar for storage
- A beautiful cottage garden
- Centrally located in a tranquil and sought after village with exceptional amenities

This home is a masterpiece in design, creativity and balance, renovated to highlight the 19th century features of the property whilst maintaining a contemporary and clean feel. The lighting, textures and materials used, along with the layout, shape the mood and enhance each zone. The soft furnishings in the large and open living room, with original log burner and stone fireplace, offer a calming restful feel. The bespoke span-around kitchen is designed to integrate hosting and family living. The dining section of the kitchen is clearly defined by the attractive ceiling lighting and a herringbone mantel above the range cooker. Every inch of space is used cleverly in the house, with a ground floor loo discreetly tucked away by the stairs, sliding doors used to define the areas and the study walls fitted so that two working from home spaces are possible. This quirky home office has desks built with wood reclaimed from local pub and the former bread oven has been converted to storage - the serious earthy tones combined with ingenious design sees the space really come together. With modern hybrid lives, people spend more time in home offices and this study and the whole home actually, makes hard work easy, blurring the lines between work and home-living and offering balance between the two.

Step Inside

Stepping through the canopy front door into this stylish 20ft long living room, you'll find the original stone fireplace, windows and brick cupboard meet the modernity of a panelled-feature wall with integrated television unit and LVT flooring. There is space for two large sofas to bring all the family together, with the wood burner keeping a long cosy heat on winter evenings, begging you to stay and chillout, or listen to the pianist entertain you - yes this space even has room for a piano! The living room is semi open plan to the unique, integrated study zone with stairs on the left and walkway to the dining area. The kitchen extension is a revelation in terms of space, with marbled and shimmered quartz worktops and dining table, brass taps and furnishings, integrated fridge/freezer, bespoke pet canopy and white goods, with ample room for large dining table, range cooker with mantel, and door to the rear garden, making it open very and airy in summer. The cellar is accessed from the study and is a cook dry space, currently used for storage and with two red brick arches, probably former bread ovens, which would make a perfect wine vault. The chef will have fun here with the huge range cooker, lots of storage and plenty of worktop space to cook up a feast. The kitchen table is a family focal point daily in the spring summer hosting games nights with doors open to the gardens and family suppers.





KEY FEATURES

Every Modern Convenience

The current owners were drawn to this home by the village-setting with a multitude of amenities on the doorstep, easy access for commuting to all major cities and the wholesome feel of the property and area. They have made thoughtful upgrades, including a newly fitted combi- boiler, LVT flooring downstairs, garden landscaping, exposed original features, renovating the main bathroom and a bespoke kitchen-dining renovation ideal for entertaining. The cottage boasts original features alongside practical modern updates such as double glazing and superfast broadband (75 Mbps), making working from home, or streaming stress free. Being located within walking distance of all local amenities and just minutes from excellent transport links, this property is as convenient as it is charming.

Explore Upstairs

The stairs lead to the first-floor landing from which three bedrooms and a family bathroom are found. All three bedrooms have original floorboards, stripped, and varnished giving a warm characterful feel and have a light bright atmosphere. The larger bedroom has been vaulted to expose the original beams and to add to the feeling of space. The updated large, contemporary family bathroom has a large shower and separate deep bathtub, ideal for all the family with the necessary elbow room for bathing little ones.

Step Outside

The frontage has been re-rendered and painted with new steps and brick fronting built, plus colonial front door canopy added to make a handsome first impression. Parking is without restriction and conveniently just outside the house. The home has a really pretty garden to the rear, with raised beds hosting well established peonies, roses and rhododendrons amongst cottage wild-flowers and open grass space. Sheltered by a traditional flint wall and directly outside to the kitchen, is the patio area, made by repurposing existing sandstone slabs, housed in a canopy of pergola trained Wisteria, offering a fabulous display of Spring colour and dappled shade. A perfect space for hosting family birthdays and friends for alfresco dining.





















INFORMATION



On The Doorstep

This home offers easy access to local amenities such as the primary school, bus links to secondary schools, a village hall, GP Practice, Dental practise, Pharmacy, Sports ground and facilities, Cooperative, village shop, Salons and Butchers and two traditional popular pubs. The Pubs have great atmosphere, with gardens in summer and warm fires in winter and the village enjoys several large events at the recreation ground such as Summer Fete, live music, and firework displays. For those who enjoy an active lifestyle, East Harling offers a football team, stables and long rural strolls through the peaceful countryside.

How Far Is It To....

Harling Road Train Station offers travel connections to Norwich and Ipswich with direct lines to London and Cambridge. Diss, Thetford and Attleborough stations are within 10 miles and each offer exceptional travel connections to all major cities; Arriving into London Liverpool Street or Kings Cross St Pancras within 2 hours of leaving the front door.

Commuters will benefit from the 5 mile proximity to the A11 with road links to the A14 / M11.

For those interested in country-walking and activities, there are footpaths in the village through to fenland and Harling woods and Thorpe Woodland are on the doorstep for walking, cycling and bridleways. Within a 5 minute drive you will reach Knettishall Heath or South Lopham Fen, and in 10 minutes is Thetford Forest popular for cycling, birdwatching, and family activities.

Directions

From Diss head west on the A1066 and turn right on the B1111 to East Harling. Head through the village and turn right on to White Hart Street. The property is on the right.

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 /// breath.betraying.credible

Services, District Council and Tenure

Gas Central Heating

Mains Electricity, Water & Drainage

Breckland District Council; Council Tax Band B-Freehold

Broadband Connection: Superfast broadband, please check <https://www.openreach.com/fibre-checker> for your provider.

Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

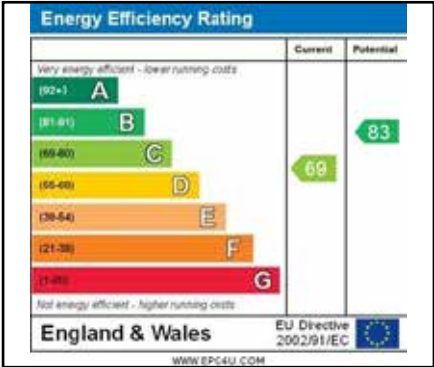
Tenure: Freehold

Property - 6 White Hart Street
Approx. Internal Floor Area - 1212 Sq ft / 112.6 Sqm



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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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