



Willow Cottage
Alburgh | Harleston | Norfolk | IP20 0BX

A TIMELESS COUNTRY RETREAT



Welcome to an exquisite detached 3-bedroom Grade II Listed cottage, offering a rare blend of period character and modern-day comfort. Nestled within charming cottage grounds extending to 0.5 acres (stms), this beautifully presented home is a true country gem, ideal for those seeking peace, privacy, and refined rural living, all within a vibrant village community and in easy reach of commuter links and amenities.



KEY FEATURES

- A Pretty Detached Grade II Listed Cottage Set In Charming Gardens And Grounds Of Nearly 0.5 Acres (stms)
- Two Reception Rooms Including A Sitting Room With Double Height Vaulted Ceiling And A Mezzanine Study
- Bespoke Breakfast Kitchen With Mercury Range Cooker
- Three Comfortable Bedrooms and Cloakroom Plus Ground Floor Bathroom
- Useful Utility Room
- The Accommodation Extends To 1,682sq.Ft
- Cleverly Extended Plus Permission Granted For A Large Garden Room
- Outbuildings Including A Thatched Mower Store And Workshop/ Garage
- No Onward Chain

This property offers characterful interiors with modern sophistication making contemporary living effortless in an ancient building. Here exposed beams, vaulted ceilings, and original brick flooring meet bespoke finishes and quality artisanry, and the current owners have sympathetically curated the space using reclaimed materials, preserving the integrity of the home. The property wraps itself around you, the thatch dampening noise from rain and storm, the thick walls protecting you from intense summer heat and insulating against the colder weather too giving idyllic rural charm with modern touches.

Step Inside

One step inside and the tone of the home is set - feast your eyes on oak beam work, restored brick floors, and bespoke carpentry with quirky touches like the under stairs storage and the stained glass window on the landing shimmering in sunlight from the original mullion window. Immediately to the right is a step down to the elegant dining room, heavily beamed, with original brick flooring and featuring exposed brick wall and timber studs, the dual aspect providing beautiful natural light and garden views to compliment many a delicious supper enjoyed here with friends. Next you enter the restful sitting room with stunning double-height vaulted ceiling, rich in character with exposed beams and a magnificent brick fireplace with wood burner – this is the spot for snuggling up in winter with a good film, listening to crackling logs. Stairs from here rise to a mezzanine floor, currently used as a home office, this lends itself well to a reading nook or even as a guest bedroom and would easily take a sofa bed. The impressive family bathroom is just off the entrance hall, offering a bath and separate walk-in shower, exposed beams, and marble tiled flooring, retaining character all the way and with ample room for bathing children.





KEY FEATURES

To the left of the entrance hall is the bespoke breakfast kitchen, crafted for both practicality and style, with hand-built cabinetry, a unique table set into original beams, tiled floors, and a range-style Mercury cooker (called Valerie!) set into a charming chimney breast. This light and airy triple aspect room offers views over the rear gardens with a stable door leading outside, making it the perfect place to start your day, or chat to the chef cooking dinner, or a chinwag with friends over a cuppa. Modern convenience and practicality have not been ignored here with a fabulous utility room with storage, shower equipped sink and plenty of space for muddy boots and hounds after a country stomp.

A Lifestyle Location

Over the years of ownership, the current vendors have futureproofed the cottage, installing central heating and a wood burner, renovating the bathroom and cloakroom, installing a beautiful bespoke kitchen, re-riding the thatch, adding a utility room with principal bedroom above and a large workshop/garage overlooking the pond. The extension has been undertaken with such attention to detail, even down to using a reclaimed sandstone sink, large enough to wash a dog in if needed! The latest project is a large concrete pad, intended for a summer house, with electric and water already connected making planning permission indefinite – so there is scope still for new owners to make their mark. The home has seen many gatherings, from the traditional New Years Day Bubbles & Beer – from the neighbourhood brewery taproom - with friends and neighbours, to sophisticated suppers in the dining room and more informal intimate lunches in the breakfast room. It is a home made for people to feel comfortable in, in the same way as the village itself invites togetherness and is the epitome of country living.

Explore Upstairs

The main entrance hall stairs lead to a wide landing with clever bespoke storage boxes running the length of the hallway, ideal for storing linen, towels or out of season clothing. A large double bedroom at the front of the home boasts exposed beams and vaulted ceiling, making a wonderful teens or guest room with built in wardrobes and storage. Further along the landing is a smaller bedroom, ideal as a study or a child's room perhaps. Next is a cloakroom with built in storage and then the wonderful dressing room that compliments the principal bedroom. This would also make a gorgeous nursery, adjacent to the principal bedroom and set away from the other two sleeping spaces. The distinctive principal bedroom offers unique character features including exposed rafters and a vaulted ceilings with south/east-facing windows capturing morning light. Plumbing already exists in the utility room beneath, making the addition of an ensuite an uncomplicated project.





KEY FEATURES

Step Outside

This home really is a rural haven: step outside and you're enveloped in the tranquillity of English countryside living with grounds as delightful as the interiors. A sweeping shingle drive behind a gated entrance with ample parking for family and friends, brings you to the front of the house. A secondary gated access to the western boundary offers further parking flexibility and leads to the double garage/extensive workshop, accessed by a lane owned by the property, alongside the pond enhancing the privacy and scope of the outdoor space. The home has a series of garden spaces to enjoy, sitting outside the west facing original front door by the thatched roof is a favoured spot in Autumn, the late sun heating the wall and Autumn colours ablaze. The cottage gardens to the rear with thoughtfully landscaped York and Indian sandstone paving and a brick-built BBQ terrace are perfect for alfresco summer entertaining. Mature trees including willow, silver birch and sycamore frame a peaceful pond in the northeast corner of the garden whilst a peaceful first cuppa of the day is usually taken on either the south or the east facing patio near the kitchen, whilst the rest of the world is still snoozing. This spot offers a wonderful view of the unique "Hansel & Gretel" style shed which could make a fabulous little playhouse for children – currently covered in gorgeous Virginia creeper, it is actually thatched too! Birdlife and hedgehogs are regular guests enjoying peace and seclusion at the cottage.

On The Doorstep

Willow Cottage is situated in the historic Piccadilly Corner area of the village of Alburgh, a welcoming vibrant community with a village hall running regular sessions including a toddler group, badminton and tennis clubs, a newly completed pétanque court, Friday Night Bar Night, monthly quiz night and an annual Party in the Park with live music, BBQ, and activities for all the family. Alburgh with Denton primary and pre-school is well regarded, and further schooling is found 2 miles to the east in the bustling market town of Harleston along with shops, a Post Office, garage, GP Surgery, Dentist and Public Houses and Hotels. Bungay just 5 miles away offers further amenities and facilities including a selection of Antique Shops, the Fisher Theatre and leisure facilities including an indoor swimming pool and Golf club.



















Willow Cottage











INFORMATION



Directions:

From the junction of the A143 and the A140 just east of Diss proceed in an easterly direction along the A143 bypassing Brockdish and Harleston. After the second Harleston roundabout continue for about a mile and then turn left into Tunbeck Road. Continue along Tunbeck Road into Alburgh and the property will be found on the right-hand side just past the turning to Bungay.

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 ///dices.officials.questions

Services, District Council and Tenure

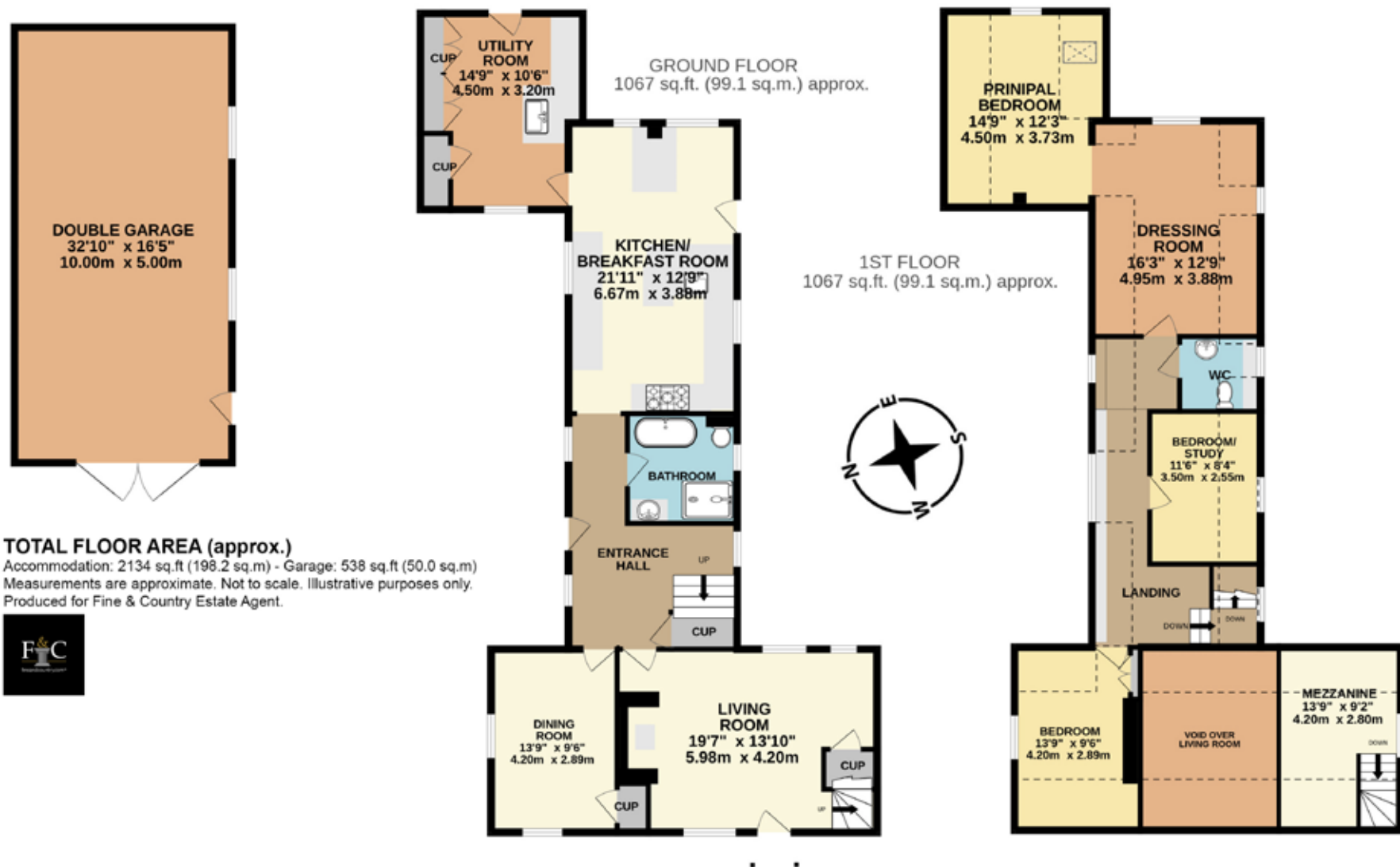
Oil Central Heating

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 – Freehold



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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

