



THE STORY OF

Whitehall Cottage

Starston, Norfolk

SOWERBYS



THE STORY OF

Whitehall Cottage

Hardwick Road, Starston, Harleston,
Norfolk, IP20 9PU

Superb Gothic Style Victorian Home

Semi Detached

Set in Grounds of Approx. 0.5 acres (SMTS)

Two Fine Reception Rooms

Fitted Kitchen Breakfast Room

Conservatory, Utility and Cloakroom

Three First Floor Bedrooms, Two En-Suite and Family Bathroom

Detached Timber Annex

Landscaped Grounds and Garden Summer House

Range of Single Storey Outbuildings

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



Whitehall Cottage is a fine Victorian semi-detached property, built in an attractive Gothic style and set in a prime position surrounded by gently undulating countryside. A sweeping gravelled driveway provides ample parking and access to the property.

An entrance porch opens into the characterful sitting room, featuring a stripped wooden floor and central fireplace housing a wood-burning stove. A cosy snug, complete with its own fireplace, provides access to the first floor.

To the rear is a superb fitted kitchen/breakfast/family room, flooded with natural light and offering an excellent range of storage and workspace, together with an Aga and separate cooking facilities. There is ample room for a dining table, making this a wonderfully sociable space for family life and entertaining. Just off the kitchen is a useful conservatory, enjoying lovely views over the garden. Completing the ground floor is a utility room and cloakroom.

The first floor is home to three well-appointed bedrooms. Two benefit from en-suite facilities, while a separate family bathroom serves the remaining bedroom.

Outside, the grounds extend to approximately half an acre and are enclosed by established boundary hedging, creating a wonderful sense of privacy. The gardens feature sweeping lawns, specimen trees and attractive shrub borders with box hedging, together with a fine terrace. A range of single-storey outbuildings provides useful additional space, with one currently being used as a utility room and the others offering excellent storage. There is also an open, covered seating and dining area, perfectly positioned to take advantage of the superb countryside views.

Within the grounds is a detached timber annexe with a slate roof, offering a versatile range of uses. The annexe includes a sitting area with a multi-fuel stove, with further rooms that could be used as a hobbies room, home office or gym. There is also a utility sink with hot and cold water, together with a cloakroom and shower room. Two mezzanine areas occupy approximately 50% of the roof space, while a further 25% of the loft space provides enclosed storage.





A wonderful country home, where character, space and far-reaching countryside views come together.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

Harleston

A CHARMING MARKET TOWN

Harleston is a charming market town in the county of Norfolk, close to the border with Suffolk. Known for its historic character, independent shops, and welcoming community, Harleston combines traditional English countryside charm with a lively local atmosphere.

The town has a rich history dating back many centuries and still retains many attractive Georgian and Victorian buildings. Its bustling centre features a variety of small businesses, cafés, antique shops, and local services that give the town a distinctive personality. A weekly market continues the long-standing tradition of trade and community gathering that has shaped Harleston over the years.

Surrounded by rolling countryside, Harleston is popular with walkers, cyclists, and visitors seeking a quieter pace of life. The nearby River Waveney and rural landscapes provide scenic beauty and opportunities for outdoor activities. Despite its peaceful setting, the town remains well connected to larger centres such as Norwich and Ipswich.

Harleston is often praised for its strong sense of community, regular local events, and blend of history and modern rural living, making it one of south Norfolk's most appealing small towns.



Note from Sowerbys



“A peaceful rural setting, yet with all the space and versatility needed for modern family life.”



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9118-4030-7258-6561-2944.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///nicknames.focal.convert

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

