



Conifer Cottage | 32 White Hart Street | East Harling | NR16 2NE

Guide Price £235,000



The Features

- Guide Price £235,000 - £250,000
- Charming two bedroom clay lump end terrace cottage in the heart of East Harling
- Upgraded by the current owner, combining period character with modern comfort
- Lounge with brick fireplace and modern wood-burning stove plus additional study/playroom
- Kitchen with under-stairs storage, providing access to both the rear courtyard and the side lawned garden
- Two first floor bedrooms, with the main bedroom featuring fitted wardrobes
- Bathroom situated on the first floor, accessed from the landing
- Recent upgrades include new roof and boiler (2024) and new log burner (2025)
- On street parking available directly in front of the property
- *** Vendor has found an onward purchase ***

About the Property

If you are looking for a charming village cottage that blends period character with thoughtful modern upgrades, Conifer Cottage is sure to impress. This two bedroom clay lump end-terrace has been lovingly improved by the current owner, creating a home that combines traditional charm with contemporary comfort.

Located in the heart of the desirable village of East Harling, just a short walk from local amenities, the property is entered via a porch into a cosy lounge, complete with a brick fireplace and a modern wood-burning stove. An adjoining study/playroom provides versatile space, while the kitchen opens onto the garden and includes useful under-stairs storage.

The first floor comprises two bedrooms, the principal bedroom featuring fitted wardrobes, along with a bathroom off the landing. Believed to date from the 19th century, the cottage retains a variety of period features throughout.

The current owner has carefully maintained and upgraded the property, ensuring many of the costly and time-consuming jobs typical of older homes have already been completed. These improvements include a new roof and boiler installed in 2024 and a new log burner fitted in 2025. Additional benefits include uPVC double glazing and gas central heating, providing both comfort and peace of mind.

Conifer Cottage perfectly combines period charm with modern convenience, making it a home that is ready to enjoy from day one. A viewing is highly recommended to truly appreciate all the benefits this property has to offer.





The Outside

The property features a good-sized lawned garden to the side, while at the rear a courtyard garden offers a sunny spot for relaxation with access into the kitchen. The gardens are fully enclosed by brick walls and panelled fencing, providing a good degree of privacy. A gate offers access to the road, and on-street parking is available directly in front of the property.

Location Overview

White Hart Street occupies a prime position in the heart of the village, within easy walking distance of a wide range of local amenities, including a doctor's surgery, pharmacy, primary school, post office, public house, shop, hairdressers, takeaways and restaurants. The surrounding area is perfect for those who enjoy the outdoors, with woodland walks nearby and Thetford Forest only a short drive away.

For commuters, the A11 is easily accessible, providing convenient routes to Norwich and towards London. East Harling railway station offers direct services to Norwich and Cambridge, while Diss station provides fast connections to London Liverpool Street. The village is also well positioned for nearby market towns, including Diss, Attleborough and Thetford, with Bury St Edmunds within easy reach.

This location is ideal for anyone seeking a countryside lifestyle without sacrificing convenience, offering both a strong community spirit and excellent connectivity.

Directions

From the A11, take the exit signposted Watton/Garboldisham/East Harling and join Watton Road (B1111). Continue straight ahead, crossing the Harling Road railway line. As you enter the village, turn left onto White Hart Street shortly after passing the fire station. Continue along the road, passing the village pharmacy on your left. The property will be found on the right-hand side before reaching The Bailiwick.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding.

Referral Fees-

Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

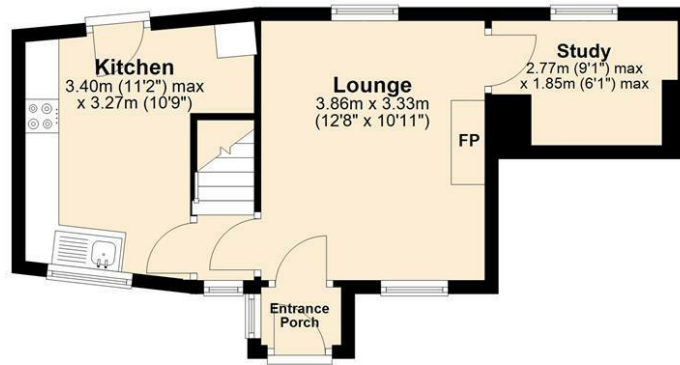
GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared



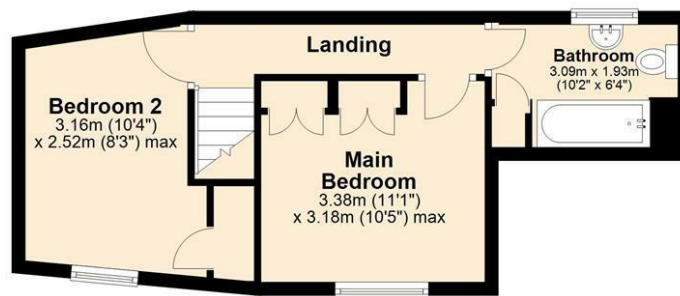
Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



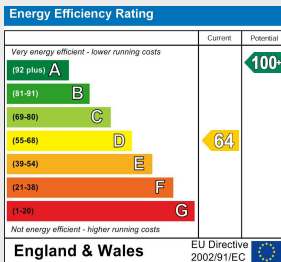
First Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



Butterfly Homes | 6 Church Lane | Eaton | NR4 6NZ
sales@butterflyhomes.co.uk
www.butterflyhomes.co.uk
01603 870870



Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using Google Maps or Street View before attending a viewing. Photographs are for illustration only and should not be taken as confirmation that any items shown are included in the sale. If any particular detail is important to you, please seek independent professional verification before proceeding. Referral Fees: Butterfly Homes may receive a referral fee from recommended solicitors, mortgage advisers, or other service providers. Any referral arrangement will not affect the cost or quality of the service provided.

We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colgate Norwich Norfolk NR3 1BN