



Greenacres
Needham | Harleston | Norfolk | IP20 9LB

 FINE & COUNTRY

VALLEY VIEWS: ENDLESS POSSIBILITIES



A rare opportunity to reimagine a distinguished 1930s redbrick residence set within approximately two acres of mature grounds, enjoying far-reaching views across the beautiful Waveney Valley. Held within the same ownership since 1995 and offered chain free, this character-filled 4-bedroom family home presents exceptional scope to modernise and create a truly bespoke countryside retreat.



KEY FEATURES

- A beautiful four-bedroom detached family property
- Exceptional character features throughout
- Approximately 2 acres of land with extensive mature gardens
- Wonderful views over the Waveney Valley
- Three reception rooms
- Numerous outbuildings
- In need of modernisation
- Two double garages and parking for multiple vehicles
- Fifteen minutes from the train links and amenities of Diss
- Chain free

The current owners were drawn to the house due to its location and the quieter pace of life found in Norfolk. Combining timeless proportions, original charm and an enviable rural setting just fifteen minutes from the amenities and rail connections of Diss, the property now offers the perfect canvas for those seeking space, privacy, and the freedom to design a home entirely their own.

Step Inside

Behind its handsome façade lies a home rich in character and potential. Step inside to the traditional tiled entrance hall, with cloakroom to your right and home office to the left, complete with metal safe! The hall opens out into a typically 1930s grand reception hall, with access to the reception rooms, kitchen, and stairs to the first floor. The elegant formal dining room is a particular highlight, featuring two impressive bay windows overlooking both the front approach and western side gardens, offering a wonderful sense of space and connection to the grounds beyond. This is a special place in the evening, whether enjoying the soft evening light in summer or a formal dinner party with an open fire in winter and could also be repurposed as an additional sitting room for teens, or a playroom, whatever your family needs. The dual aspect sitting room features another typically 1930s bay with a door to the western side garden bringing an abundance of natural light and warmth and an open fireplace, making this a cosy spot for relaxing in the cooler months. Both reception rooms carpets hide beautiful wooden flooring which could be brought back to its former glory easily. At the heart of the home, the substantial kitchen breakfast room is filled with light from two large south facing windows and provides a superb opportunity to create a contemporary family hub while retaining its welcoming atmosphere. The Aga and extensive storage make this a practical space which just needs updating to accommodate modern appliances, and the door to the covered area offers potential for expansion if required.

Opportunity Knocks

While now ready for updating, the home offers exceptional foundations for a stunning long-term family residence tailored entirely to individual taste and lifestyle, preserving the unique spirit of this 1930's home whilst accommodating contemporary comforts.





KEY FEATURES

Recent maintenance works include re-felted flat roofs of the main double garage and stores by the covered area, replacement tiles to the eastern roof elevation and new joists added to the storerooms adjoining the covered area. This covered space has the potential to be re-roofed and used as an orangery or conservatory; imagine sofas, smooth tiled floors, greenery and bifolds to the rear gardens, a fabulous entertaining space with the English weather in mind. There is opportunity to create much larger terraces in this wraparound outside space, whether for lounging, dining or for a pergola, with perhaps Wisteria or Roses trailing across the wooden beams. The loft space is large enough to create a large room on the second floor if more accommodation is required, with the first-floor landing having ample space for a second staircase to be installed. A lifestyle business is within reach here too, by converting the garden stores and perhaps stables too, into accommodation as rentals or for multi-generational living, subject to consents. Whilst the property is just outside the Needham Limit of Build Development it adjoins the LBD and offers future development potential.

Explore Upstairs

The first floor continues the sense of generous proportions and countryside outlooks, with four bedrooms arranged around large landing, all currently served by the family bathroom. Large windows frame delightful views across the surrounding gardens and valley landscape, while the adaptable layout offers exciting possibilities for redesign, enhancement or the creation of luxurious principal suites and additional bathroom accommodation, subject to any necessary consents. As typical in 1930's homes, all the bedrooms have sinks in, making ensuite provision accessible as desired. The combination of period character and flexible space provides enormous potential to create elegant and comfortable family living for years to come.

Step Outside

Approached via a traditional wooden gate, to a substantial gravelled driveway with parking for numerous vehicles, the property sits within approximately two acres of mature grounds offering privacy, beauty, and endless opportunity. Sweeping lawns, established trees, and a sunken pond create a picturesque setting, while the elevated position captures glorious views across the Waveney Valley. The formal gardens are separated from a substantial paddock and where you can see the village church, a very English view. The grounds offer such freedom for children and have seen football matches, en masse barbecues and fun-filled days – you could even install a tennis court there is so much space. In the past previous owners kept a pony on the paddock, but the current owner kept chickens here for years so if horses are not your thing, why not embrace a sustainable lifestyle with greenhouses, chickens, and veggie beds, “The Good Life” is here for the taking.

































INFORMATION

The extensive outdoor space includes numerous outbuildings including a second double garage, workshop, three garden stores, wooden shed, a log store, stables and even a gardener's loo. Whether envisioned as landscaped formal gardens, equestrian space, a lifestyle smallholding or simply a peaceful rural escape, the grounds provide exceptional versatility and scope.

On The Doorstep

Needham is a welcoming rural village set in the Waveney Valley, with river walks and footpaths all around to get out and enjoy nature. The church is active, as is Needham Coronation Village Hall which offers a range of regular clubs and annual events. The Red Lion is a traditional family friendly pub offering food and runs music nights, BBQs, community events and even car club meets so there is something for everyone here.

How Far Is It To....

Nearby Harleston features a variety of small businesses, cafés, antique shops, supermarket, doctors, dentists, vets, schooling, and hotels, along with the weekly market. Just eight miles away is Diss with its train station and direct route to London (Liverpool St.) in approximately 90 minutes making this home a convenient commuter choice, especially for those who work in the city.

Directions:

From Diss head East on the A143 and turn right onto Needham High Road. Drive into Needham Village and the property is on your left.

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 [///master.driveway.](https://www.what3words.com/) texts

Services, District Council and Tenure

Oil Fired Central Heating, plus Oil Fired Aga

Mains Electricity & Water

Drainage - Cesspit

Broadband Available - fibre to cabinet close by, connected to the house by traditional cabling but 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 F- Freehold

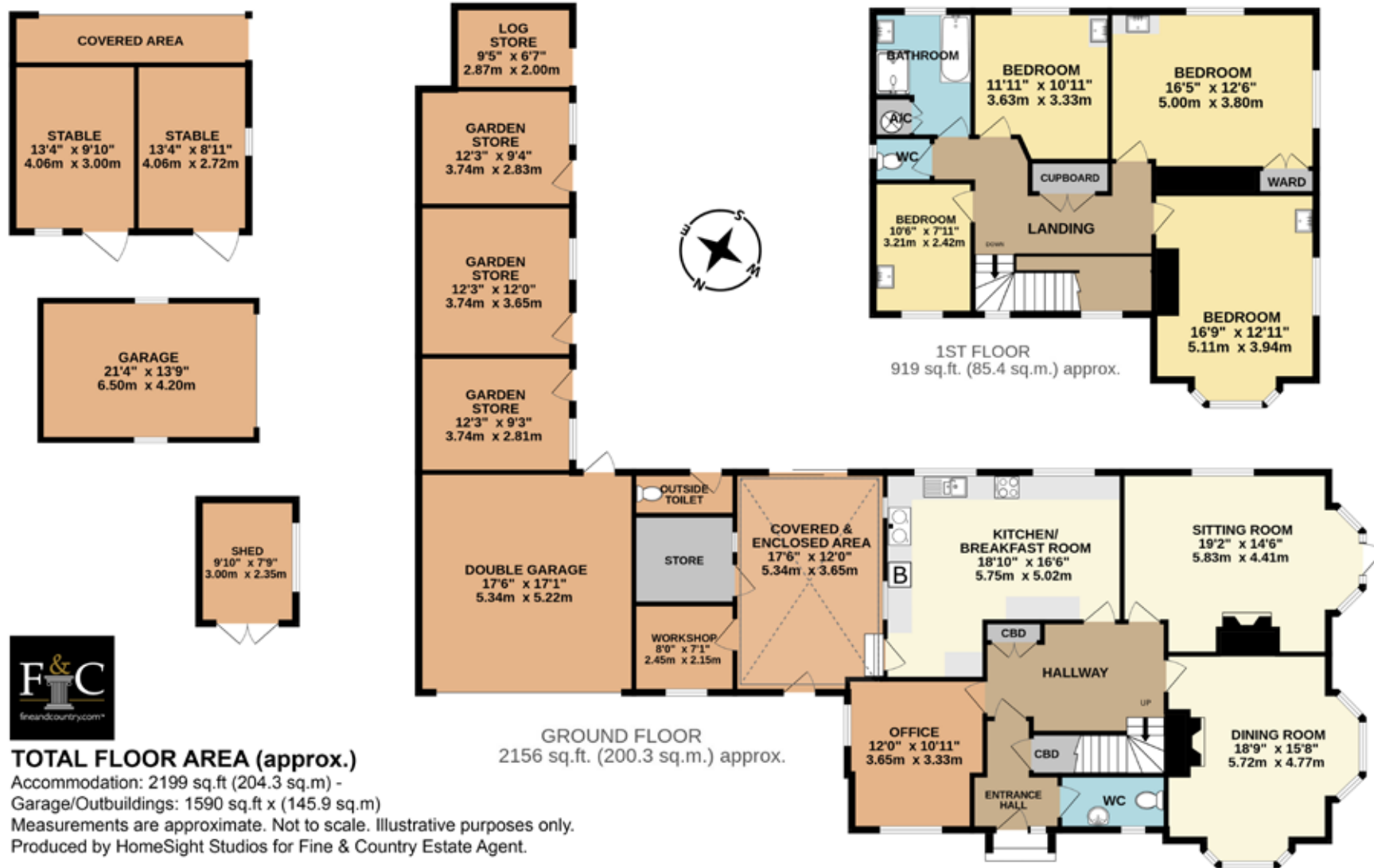
Agents Note:

Covenant relating to preservation of sight lines from neighbouring paddock.

Neighbouring farm retains access rights for maintenance of water pipes crossing boundary.

Vendor intends to impose a 25% uplift clause relating to future development potential. (Note: the site adjoins the Needham Limit of Built Development)





TOTAL FLOOR AREA (approx.)

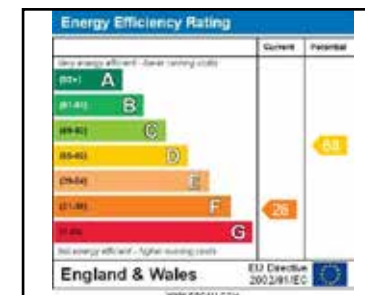
Accommodation: 2199 sq.ft (204.3 sq.m) -

Garage/Outbuildings: 1590 sq.ft x (145.9 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.

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.





Please note that this image is for illustrative purposes only to give an approximate location of the boundaries, buyers should satisfy themselves as to the boundaries when viewing the property.

FINE & COUNTRY

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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



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