

*A charming four/five bedroom extended period cottage in grounds extending to 0.25 acre with outstanding rural views and located on the northern-outskirts of the Waveney Valley village of Denton, between Bungay and Harleston.*



#### Guide Price

£475,000

Freehold

Ref: P7436/B

#### Address

Sunbeam Cottage  
Norwich Road  
Denton  
Harleston  
Norfolk IP20 0BD



Reception hall, drawing room, snug, kitchen, utility room, shower room and cloakroom.

Separate one bedroom annexe with split-level sitting/bedroom area, dressing room and wet room.

Four first floor bedrooms and bathroom.

Good size garden.

Ample off-road parking.

In all, a plot size of 0.25 acre.

#### Contact Us



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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

And at The London Office  
40 St James' Place  
London SW1A 1NS

## Location

Sunbeam Cottage is located on the northern outskirts of the pretty South Norfolk village of Denton, which benefits from a village hall which hosts many events/clubs and a village church. The village is on the north side of the River Waveney conveniently located between Bungay (Suffolk) and Harleston (Norfolk). Nearby is the Grain Brewery, the Dove restaurant/café, The Shed at Wortwell, as well as Homersfield Swan. The market town of Harleston provides a good selection of pubs, cafes and restaurants as well as shops and services and primary and secondary schooling. Bungay, with its castle, Waveney Riverside centre and golf club, also offers a further good range of services including schooling. Beccles, gateway to the Broads, is just 12 miles, and benefits from Tesco, Morrisons and Lidl supermarkets together with a railway station. Diss, which also has Tesco, Morrison and Aldi supermarkets as well as a main line railway station with trains to Norwich and London's Liverpool Street Station, is approximately 14 miles. The city of Norwich is just over half an hour's drive from the village and the coast at Lowestoft, England's most easterly point, is approximately 20 miles.

## Description

Sunbeam Cottage is a charming four/five bedroom detached period cottage built circa 1845 with later additions. It has rendered and colourwashed elevations under a pitched pantile roof. The property has flexible and well laid out accommodation over two floors.

The entrance hall has a pammet tiled floor and woodburning stove. From here a door opens to the drawing room, a triple aspect room with feature fireplace and French style doors leading out to the rear terrace. A lobby area accessed from the entrance hall leads to the shower room with WC. A further door from the entrance hall provides access to the snug, which also benefits from a woodburning stove, as well as the kitchen. The kitchen is well fitted with a range of base and high level units providing ample storage. There is a high level double oven and electric hob. From the kitchen there is a door to the utility room which is also fitted with a range of base and wall units, and with a door opening to the garden. The utility room has potential as an annexe kitchen as it opens to the annexe with a split level sitting/bedroom area with French style doors to the side patio, a dressing area and a wet room. On the first floor there are two double bedrooms and two single bedroom, the latter being used as a dressing room and an office. There is also a bathroom, cloakroom and airing cupboard.

Sunbeam Cottage benefits from double glazing throughout and oil fired central heating.

## Outside

Outside the property is approached from Norwich Road via a shingled driveway providing off-road parking for two to three vehicles and where there is gated access to the rear garden. To the front, behind a picket fence are cottage style gardens. The rear garden is accessed via the gate. This wraps around the property and is mainly to lawn with established flower and shrub borders. There are numerous seating areas dotted throughout. There is also a range of timber outbuildings and a greenhouse. The whole is enclosed by hedging and abuts farmland to the rear. To the front there are views over meadowland.



































## Sunbeam Cottage, Denton

Approximate Gross Internal Area = 190.6 sq m / 2052 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity. Oil fired central heating. Private drainage via septic tank. Whilst the current drainage provision is believed to be compliant, we recommend that interested parties make their own enquiries in this regard.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = E (Copy available from the agents upon request).

**Council Tax** Band F; £3,309.44 payable per annum 2025/2026

**Local Authority** South Norfolk District Council, South Norfolk Council, The Horizon Centre, Peachman Way, Broadland Business Park, Norwich, NR7 0WF Tel: 0800 3896109

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

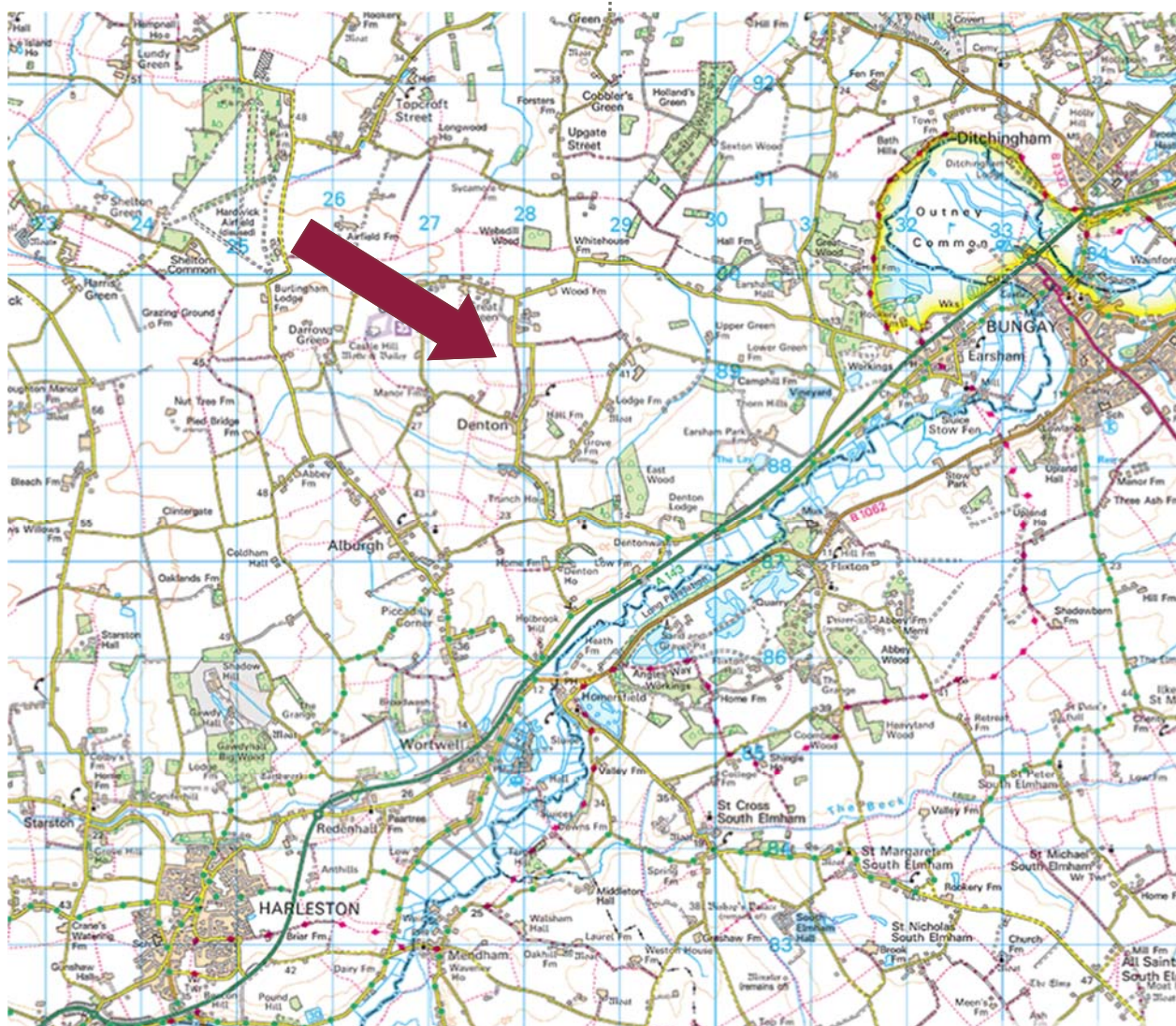
**January 2026**



## Directions

Heading east on the A143 from Harleston, at The Dove Café/Restaurant, turn left and proceed along Low Road. Take the first left, signposted Denton (3) onto Roundhouse Hill. Continue to the next T-junction and turn left. Take the next right, signposted Denton, onto Trunch Hill passing the Denton village sign on your right. Trunch Hill becomes Norwich Road. Continue through the village, passing the village hall on your left, continue round the bend and the cottage will be found on the left hand side.

For those using the What3Words app: [///nanny.beaten.grins](http://nanny.beaten.grins)



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