



The Hollies  
Hall Farm Lane | Henstead | Norfolk | NR34 7JZ

 FINE & COUNTRY

# AT HOME WITH NATURE



“In this rural setting, tranquility abounds. There’s so much wildlife to enjoy in the garden and surrounds. Down a quiet lane with only a handful of other homes around, the beauty of the scenery and the peacefulness astounds. The cottage itself has heaps of character, upgraded by the owners over recent years, with great sensitivity and timeless style, plus a cosy ambience that’s full of cheer.”



# KEY FEATURES

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- A Detached 18th Century Family Home, located in a Rural Setting in the Village of Henstead
- Close to Beccles and Southwold
- Three Bedrooms; Family Bath/Shower Room
- Kitchen/Breakfast Room with Ground Floor WC
- Open Plan Sitting/Dining Room/Snug and a Study
- Victorian Style Greenhouse
- Barn with Home Office Spaces and Additional Storage Space
- The Gardens and Grounds extend to just under 1 acre (stms)
- Energy Rating; E

This pretty country cottage is found down a quiet country lane and feels well off the beaten track, but it's far from isolated with a handful of neighbours, as well as village amenities nearby. Sitting in just under an acre of gorgeous gardens, it's secluded and spacious with huge amounts of charm both inside and out.

## Making It Easy For You

The main part of this delightful cottage was built in the 1740s, with a later Victorian extension forming the bathroom and a beautiful first-floor bedroom that today still retains a feature cast iron fireplace. The cottage has been home to the current owners for 20 years – they were drawn to the peaceful position in relaxing countryside, proximity to Beccles, Southwold and Norwich, plus the lovely garden, orchard and pond. “The property had been well cared for before we moved in, so there wasn't a lot of work to do, but in 2014 we did embark on a programme of updates and upgrades, with works on the roof, insulation, new windows, central heating, damp proofing and more,” they explain. This means that all the hard work has been done for you and you can move straight in and enjoy the benefits of life in a rural character cottage without all the maintenance that's so often part and parcel of living in a period home. They have also recently created a further work from home space within the barn/outbuilding, which provides a great deal of versatility to the property as well as adding a beautiful Victorian style greenhouse.





# KEY FEATURES

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## From Two To A Crowd

The owners raised their family here and their children would agree it's a great place to grow up. It's worked just as well for the owners as a couple – both as a place to unwind and to entertain friends. It's often said that the kitchen is the heart of the home and it's certainly a highlight here. One of the owners is a keen cook and the other a keen baker and both enjoy getting stuck in to recipes old and new. In winter, you're warmed by the Aga and throughout the year brilliant sunshine flows into the room, so it's bright and cheerful. It also has a generous breakfast or dining area. "It's been ideal for us as a family as a place to gather and now it's just the two of us here we spend a great deal of time in the kitchen," the owners smile. In the evenings, they'll move into the comfortable, beamed sitting room with its lovely inglenook fireplace.

## Blissful Surroundings

The owners are interested in wildlife and love the feeling that you're truly connected to nature here, being able to spot the birds and to see all the detail of the changing seasons played out across the fields around. Their favourite spot in the garden is the seating area they've created in the shade of the trees but there is also a large lawn where children can play, a thriving vegetable plot with beautiful Victorian style greenhouse and a paddock. "We have a bridleway and footpath just outside, so you don't have to get in the car but can head straight out for walks with the dogs or just for a stroll. You can go up to the local craft centre and children can walk to the school." You're in the heart of the countryside but it's still easy to get out and about. So, when you've had a stressful week at work, you can come back here, relax and unwind, releasing all that tension and feeling truly refreshed.

























# INFORMATION

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## On The Doorstep

The nearby town of Beccles is a thriving market town with an active community spirit, steeped in history. The picturesque town is situated in the heart of the Waveney Valley and now boasts a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has two supermarkets, Tesco and Morrison's and a sailing club being on the extremes of the Norfolk broads. The popular seaside town of Southwold and its beautiful beach and independent shopping is just a short drive away.

## How Far Is It To?

Norwich lies approximately 25 miles northwest of Henstead and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The current vendor commutes to London 2-3 days a week via Diss Station direct to central London. Great Yarmouth and Lowestoft are easily accessible on the east coast and are around twenty minutes by car. The attractive seaside town of Southwold is just over 9 miles southeast and is seen by many as the town that time forgot. Stroll down the ancient high street and watch the world go by. Take your bucket and spade on the famous beaches of golden sand or walk along Southwold pier.

## Directions - Please Scan QR Code Below

Leave the market town of Beccles on the A146 heading towards Lowestoft, upon reaching the 2nd roundabout, follow signs for the B1127, signposted Wrentham and Ellough Industrial Estate. At the next roundabout, take the first exit signposted Hulver and Wrentham. Proceed along this road for a couple of miles. You will pass St Marys Church on the left hand side and then continue passed the junction and then take a left hand turn onto Hall Farm Lane and follow this lane until you reach a fork in the lane turn right and the property will be found in front of you.

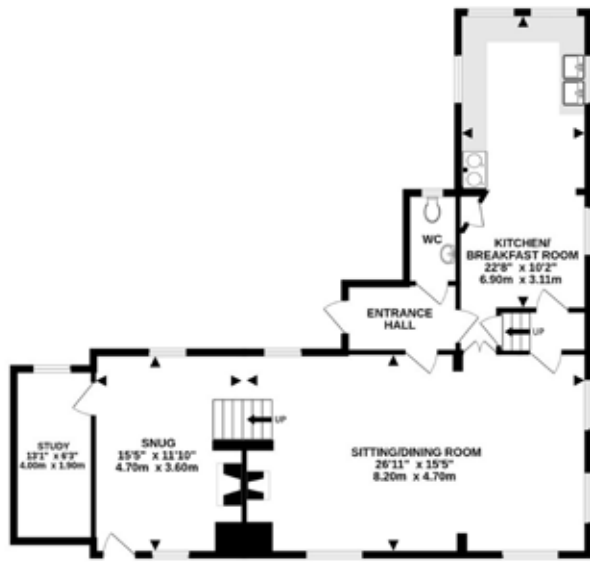
## What Three Words Location

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... [incline](#). [flexed](#). [intervene](#)

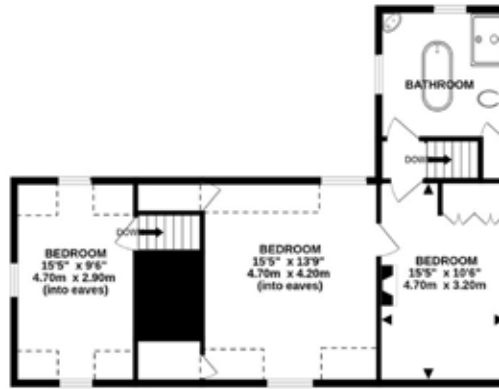
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
East Suffolk Council - Tax Band E  
Freehold





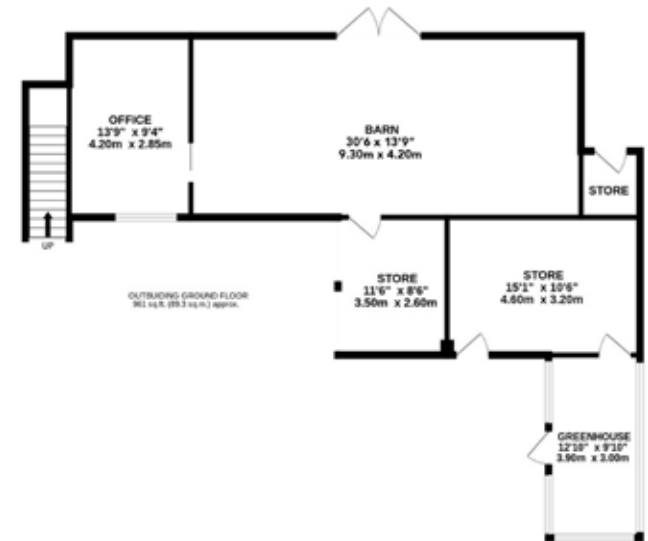
GROUND FLOOR  
388 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (45.5 sq.m.) approx.



OUTBUILDING 1ST FLOOR  
232 sq.ft. (21.3 sq.m.) approx.



OUTBUILDING GROUND FLOOR  
361 sq.ft. (33.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1683 sq.ft. (156.2 sq.m.) approx.  
TOTAL FLOOR AREA : 2796 sq.ft. (259.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		89
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)	41		
G (1-20)			
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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.





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