



BAKERS BARN

GREEN LANE, STARSTON, HARLESTON, NORFOLK, IP20 9PS



An imposing detached unlisted period cottage in a delightful semi-rural position near Harleston. Set in established gardens, the property offers enormous potential to update.

Bakers Barn is an attractive, spacious detached unlisted period cottage that offers highly versatile accommodation with huge potential to update and personalise. The property has an abundance of charm and character.

The front door opens to an entrance porch and in turn an entrance hall, off which are all principal reception rooms and a ground floor shower room. A corridor leads down to a double aspect sitting room with feature fireplace and woodburner. From this room access leads to a library and a generous dining room. Across the back of the property is a spacious conservatory. There is a large kitchen/breakfast room overlooking the garden that is comprehensively fitted with a range of farmhouse style wall and base units. Off the kitchen is a snug that is currently used as a study. A turning staircase leads to the first floor. To one side is double bedroom and bathroom. A corridor gives access to a further double bedroom: the principal bedroom with ensuite is to the other end.

The property benefits from an 'in and out' driveway with parking for several cars. There is a further parking area in front of the detached double garage. The gardens are a particularly appealing feature of the property and are laid principally to lawn with a wide array of mature shrubs and trees. The house has a delightful rural outlook over the surrounding countryside.

SERVICES

Oil fired central heating to radiators. Drainage via treatment plant. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council and Tax Band E

VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.



3



5



3



0.5
acres



10.3
miles



EPC



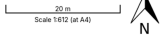
NO ONWARD
CHAIN



 Land App



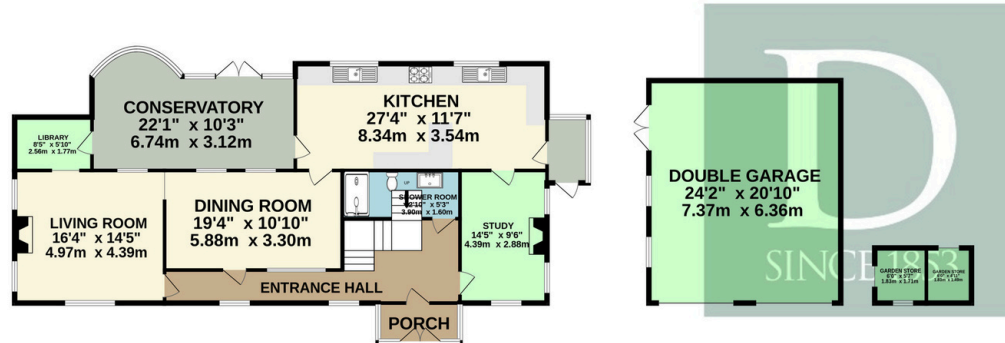
Produced on Land App, Jun 10, 2026.
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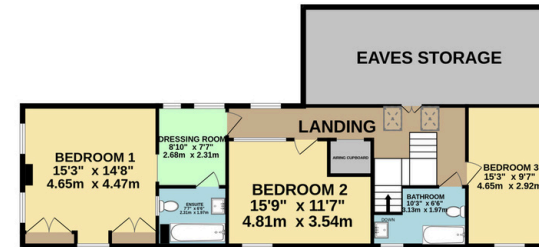


FLOOR PLAN

GROUND FLOOR
2069 sq.ft. (192.2 sq.m.) approx.



1ST FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 3242 sq.ft. (301.2 sq.m.) approx.

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

Starston is situated less than 1 mile from Harleston which is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, a primary and secondary school both of which have Good Ofsted ratings, two hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities. Diss which is 9 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

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- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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