



6 White Hart Street, East Harling
Norwich



Minors & Brady

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East Harling, Norwich

A welcoming 19th-century cottage with a contemporary edge, this thoughtfully updated home offers an easy, village-centred way of living. The long sitting room, complete with its original stone fireplace and wood-burning stove, creates an inviting first impression, while the bespoke quartz-topped kitchen with range cooker, brass fittings and integrated appliances forms a natural hub for everyday life and relaxed entertaining. A cleverly designed study, crafted with reclaimed timber and built-in storage, provides a practical space for working from home without disrupting the flow of the ground floor. Upstairs, three double bedrooms with exposed floorboards and a vaulted principal room offer warmth and character, complemented by a modern family bathroom with both bath and walk-in shower. Outside, the wisteria-covered pergola, sandstone patio and cottage-style garden offer a peaceful backdrop to daily life. With village amenities moments away, strong commuter links nearby and modern comforts throughout, it's a home that feels both characterful and effortlessly easy to live in.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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- Characterful 19th-century end-terrace cottage in a central village setting
- Tastefully modernised interiors while retaining original features
- Spacious sitting room with stone fireplace, wood-burning stove and integrated media wall
- Bespoke kitchen-dining space with quartz worktops, range cooker, brass fittings and integrated appliances
- Practical study area with built-in desks crafted from reclaimed timber
- Useful cellar providing dry and accessible storage
- Three double bedrooms, including a vaulted principal room with exposed beams
- Contemporary family bathroom with separate bath and walk-in shower
- Attractive cottage garden with wisteria-covered pergola, sandstone patio and established planting
- Walking distance to village amenities with excellent commuter links nearby



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East Harling

White Hart Street sits in one of East Harling's most convenient pockets, giving you that easy, everyday rhythm people quietly hope for in a village setting. Life here flows around well-kept essentials, the primary school, bus links to nearby secondary schools, the village hall, and a full range of practical services including the GP practice, dental practice, pharmacy, sports ground, Co-op, village shop, salons and butchers. Two traditional pubs anchor the social scene, each with a relaxed atmosphere, gardens that come alive in summer and fires that draw people in through the colder months. The recreation ground hosts well-supported village events, summer fetes, live music, firework displays, giving the area a genuine sense of community without feeling over-curated. For anyone who enjoys being outdoors, East Harling offers long countryside walks, stables, and a local football team, with Diss close enough to widen your options for shopping, leisure and rail connections.

Harling Road Station links you directly to Norwich and Ipswich, with onward routes to London and Cambridge, while Diss, Thetford and Attleborough stations, all within 10 miles, open up fast journeys to major cities, often reaching London Liverpool Street or King's Cross St Pancras in around two hours. Commuters benefit from being just five miles from the A11, giving smooth access to the A14 and M11. Footpaths lead straight from the village into fenland and Harling Woods, and Thorpe Woodland sits practically on the doorstep for walking, cycling and bridleways. Within minutes you can reach Knettishall Heath or South Lopham Fen, and Thetford Forest is a short drive away for cycling trails, birdwatching and family-friendly activities.

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A beautifully balanced blend of 19th-century character and contemporary comfort, this three-bedroom end-terrace cottage sits at the heart of a thriving village community. Every space has been thoughtfully reworked to honour the home's origins while introducing a calm, modern aesthetic that supports today's way of living.

Stepping inside, the long, elegant living room immediately sets the tone. Original stonework, exposed brick and a handsome wood-burning stove create a warm, grounded atmosphere, while the panelled feature wall with integrated media unit and the LVT flooring bring a clean, modern edge. The room is generous enough for two large sofas, making it a natural gathering place for family life and relaxed evenings.

A Kitchen Made For Living

The bespoke kitchen-dining extension is the social heart of the home. Quartz worktops with a soft shimmer, brass taps and fittings, a range cooker framed by a herringbone mantel and a matching quartz dining table all work together to create a space that feels crafted, cohesive and ready for entertaining. Integrated appliances, including the fridge-freezer and white goods, sit neatly within the cabinetry, while a bespoke pet canopy adds a charming and practical touch.

Light pours in from the rear, making the room bright and airy in warmer months, especially with the garden doors open. It's a space designed for everything from lively family suppers to slow weekend breakfasts, games nights and gatherings that spill out into the garden.

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Just off the living room, the integrated study zone offers a clever response to hybrid working. Sliding doors allow the area to be defined when needed, while built-in desks made from reclaimed pub timber and the repurposed former bread oven, now used as storage, give the space a tactile, earthy character. It's a home office that genuinely supports productivity while still feeling part of the home's overall design story.

A discreet ground-floor cloakroom sits neatly beneath the stairs, and the cellar, accessed from the study, provides a dry, practical storage space with two brick arches that hint at its former life as a bread oven. It would make an excellent wine store for those who enjoy collecting.

Comfort In Every Detail

The current owners have invested in upgrades that enhance comfort without compromising character. A newly fitted combi-boiler, double glazing, superfast broadband and LVT flooring all contribute to a smooth, modern lifestyle. The kitchen and bathroom renovations bring a fresh, contemporary feel, while the exposed original features ensure the cottage retains its soul.

Calm, Characterful Bedrooms

Upstairs, three double bedrooms each have their own personality, unified by stripped and varnished original floorboards that bring warmth and authenticity. The principal bedroom has been vaulted to reveal its original beams, creating a sense of height and openness that enhances the natural light.



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The family bathroom has been beautifully updated with a large walk-in shower and a deep bathtub, offering both practicality and a touch of indulgence. It's a space designed to work for busy mornings as well as long, restorative evenings.

A Garden For All Seasons


The rear garden is a charming extension of the home's character. a cottage-style space with raised beds filled with established peonies, roses, rhododendrons and wildflowers. A traditional flint wall provides shelter and texture, while the lawn offers room for play and relaxation.

Directly outside the kitchen, a sandstone patio sits beneath a pergola draped in mature wisteria, creating a magical setting for alfresco dining, family celebrations and long summer afternoons. The frontage has been smartly refreshed with new steps, brick detailing and a colonial-style canopy, giving the home a handsome and welcoming presence. Parking is unrestricted and conveniently located just outside.

A Home That Balances Life Beautifully

This is a cottage with genuine soul, a home that celebrates its 19th-century heritage while embracing the needs of modern living. From the sociable kitchen to the inspiring study, the calming bedrooms and the enchanting garden, every space has been shaped with intention. Set within a sought-after village with exceptional amenities, it offers a lifestyle that feels connected, creative and wonderfully complete.



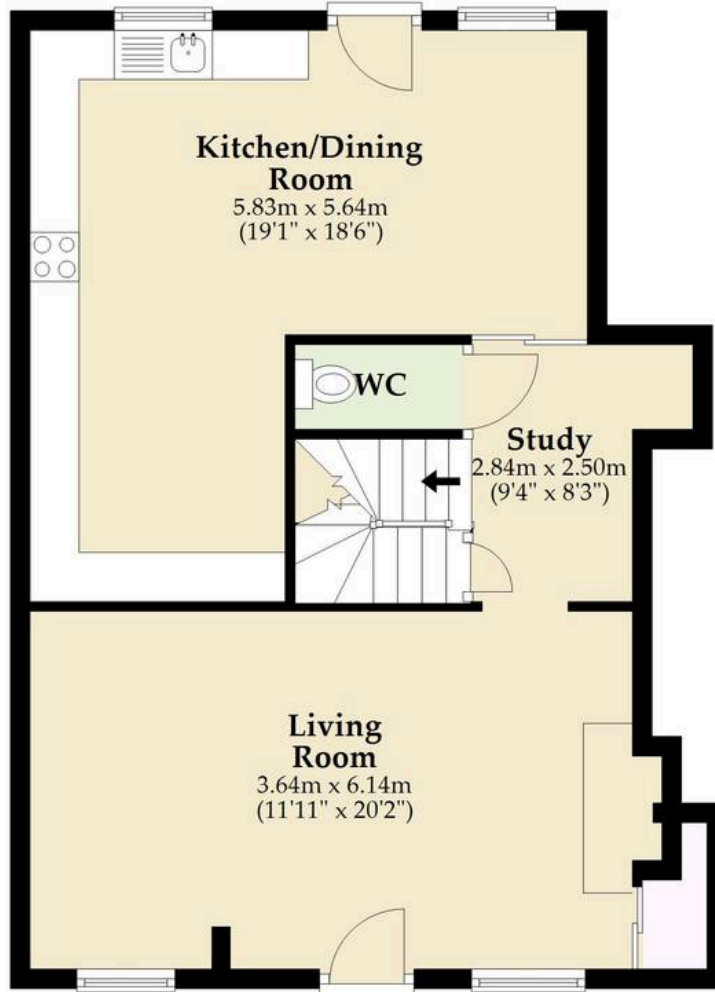
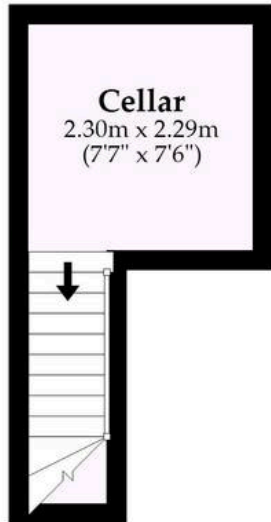
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)

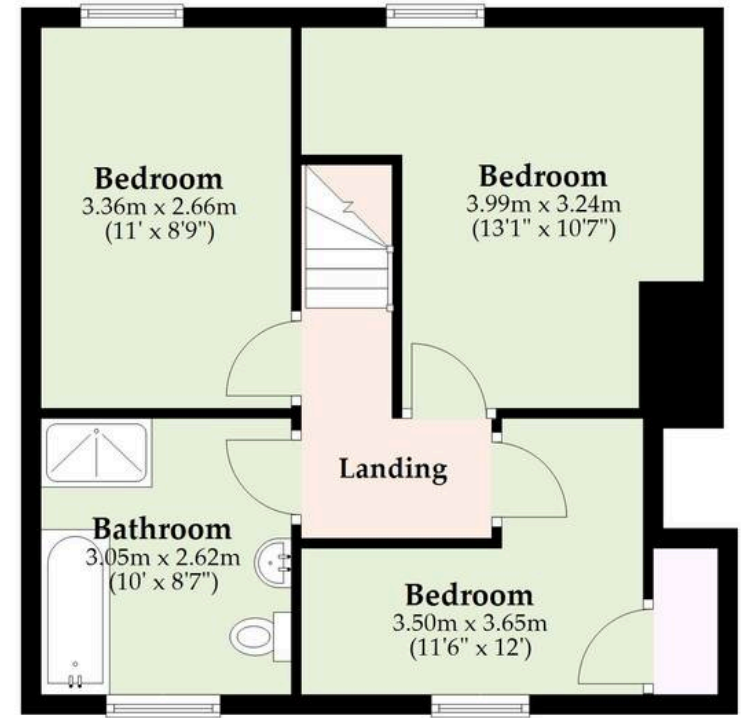
Cellar

Approx. 8.1 sq. metres (87.0 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 109.0 sq. metres (1172.9 sq. feet)

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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.

Plan produced using PlanUp.

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