



Broadway Cottage Green Lane, Starston - IP20 9PR

£550,000 - £600,000 Freehold

Set in a stunning rural location with far-reaching open field views, this characterful Victorian period home has been thoughtfully modernised while retaining its historic charm. Originally two farm workers' cottages dating back to 1872, the property offers generous living spaces including a bright lounge with open fireplace, a separate dining room with wood burner, and a spacious kitchen complete with a traditional Rayburn range cooker and French doors to the garden.

Upstairs, high ceilings enhance three well-proportioned bedrooms, each enjoying lovely views. Outside, the mature wraparound garden offers a wonderful sense of space and seclusion, with established trees, open lawn, and a small orchard featuring Bramley, Greengage and plum trees. A potting shed, driveway parking, and a double garage with electric roller door complete the home.

Location

Broadway Cottage enjoys a peaceful setting along Green Lane in the charming village of Starston, a desirable rural location surrounded by open countryside. The village has a friendly community feel and is known for its attractive period homes and tranquil atmosphere. Just a short drive away, the historic market town of Harleston offers a variety of independent shops, cafes, schools, and essential services. The surrounding area is well-suited to those who enjoy outdoor pursuits, with scenic footpaths, cycling routes, and open farmland nearby. For broader connections, the town of Diss provides a mainline rail service to Norwich and London Liverpool Street, making the location ideal for those seeking country living with convenient transport links.



Agents notes

We understand that the property will be sold freehold, connected to main services water and electricity.

Property is non-standard construction

Heating system: Oil-Fired Central Heating

Drainage: Private Septic Tank

Council Tax Band: E



Broadway Cottage, Green Lane, Straston

Enter this home through the spacious dining room, a welcoming and characterful space featuring a wood-burning stove and a staircase with a traditional wooden balustrade. Well-sized and versatile, it provides an ideal setting for both dining and everyday living.

From here, move into the generously proportioned, well-equipped kitchen. Practical tiled flooring and a tiled splashback complement the fitted cupboards and ample worktop space. The kitchen is fitted with an electric oven and hob, as well as a traditional mid-1980s cast-iron Rayburn range cooker, adding charm and offering versatile cooking options. Additional features include an integrated dishwasher and French doors that flood the room with natural light and lead out to the garden.

Continue through to the generously sized lounge, a bright and inviting space filled with natural light from multiple windows. This well-proportioned room offers an excellent sense of space, with an open fireplace creating a cosy focal point and built-in shelving adding both character and practicality—making it a room that's as functional as it is welcoming.

From here, step into the rear lobby, which provides direct access to the garden and includes a useful storage cupboard. Just off the lobby is a practical combined utility room and WC, equipped with plumbing for a washing machine and ample space for additional appliances or household storage.

Head upstairs, where the high ceilings enhance the sense of space. There are three well-proportioned bedrooms, including two comfortable doubles, one of which includes a storage cupboard, and a third generous single or flexible-use room, all enjoying attractive views across the surrounding countryside.

The well-appointed family bathroom completes the interior, offering a bath, separate shower, bidet, and partially tiled walls.

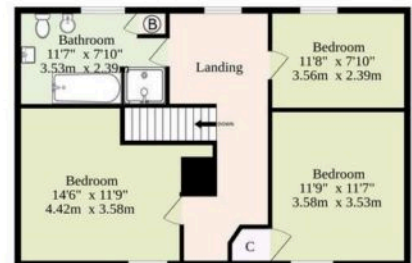
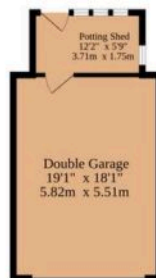
Outside, the property sits on a generous plot with a mature wraparound garden that offers plenty of space to relax and enjoy the surrounding nature. A small orchard with Bramley, Greengage, and plum trees adds charm and seasonal interest, while open fields beyond enhance the sense of privacy and rural beauty. A footpath leads to the front door, and a paved seating area beside the house provides the perfect spot for outdoor dining or simply taking in the peaceful setting.

Off-road parking is provided by a driveway and a double garage with an electric roller door. There is also a potting shed, offering useful space for gardening and storage.



Ground Floor
1258 sq.ft. (116.9 sq.m.) approx.

1st Floor
612 sq.ft. (56.9 sq.m.) approx.



Sqft Includes Garage And Potting Shed

TOTAL FLOOR AREA : 1870 sq.ft. (173.7 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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