



The Old Shop Harleston Road, Weybread

Offers in Region of £725,000

The Old Shop Harleston Road

Weybread, Diss

With its classic red brick exterior, white-framed windows, and charming greenery climbing the façade, The Old Shop in Weybread is instantly captivating. This substantial detached period home, once the village shop, now offers beautifully balanced accommodation full of character and warmth. Inside, pamment tile floors, original fireplaces, and generous room sizes create a timeless and inviting atmosphere. The layout is wonderfully versatile, featuring five bedrooms in the main house and a self-contained one-bedroom annexe—ideal for guests, family, or income potential. Outside, the property enjoys approximately 0.7 acres of immaculate gardens with a sprawling lawn, sun-drenched patio, and open rural views. Set in a peaceful village location with easy access to local towns, this is a rare opportunity to own a classic countryside home with enviable space, charm, and flexibility.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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The Location

Tucked away on the peaceful Suffolk/Norfolk border, the village of Weybread is everything you might hope for in a classic English countryside setting. It's a place where life moves at a gentler pace – where quiet lanes wind past fields and meadows, and neighbours still stop for a friendly chat. The village is surrounded by open countryside, making it perfect for those who love the outdoors, whether it's a Sunday walk along the River Waveney or a scenic bike ride through the lanes.

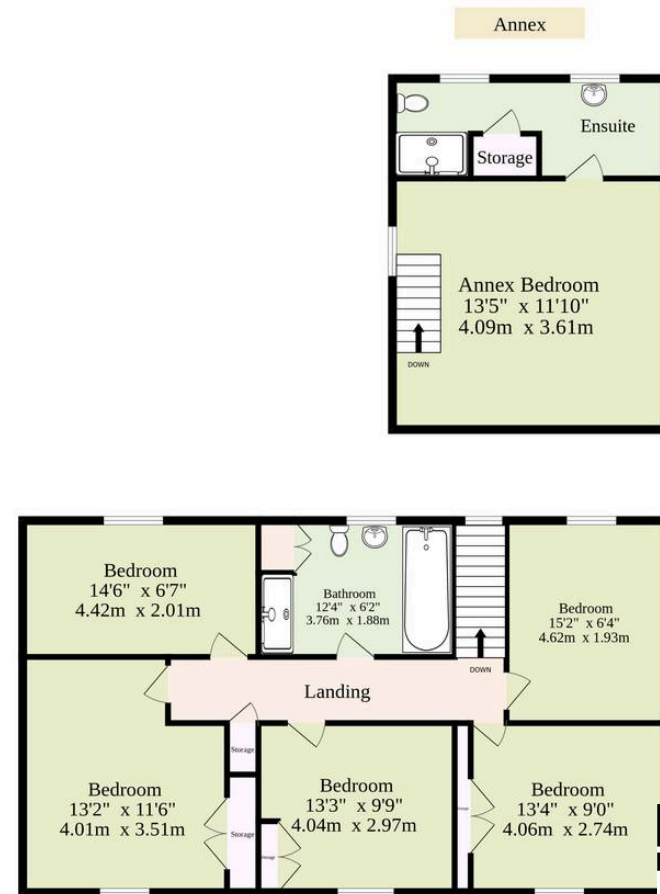
While the setting feels wonderfully rural and secluded, you're never far from the essentials. The



Ground Floor
2057 sq.ft. (191.1 sq.m.) approx.



1st Floor
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 3018 sq.ft. (280.4 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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