



Trusswell Cottage, The Street, Haddiscoe
£325,000

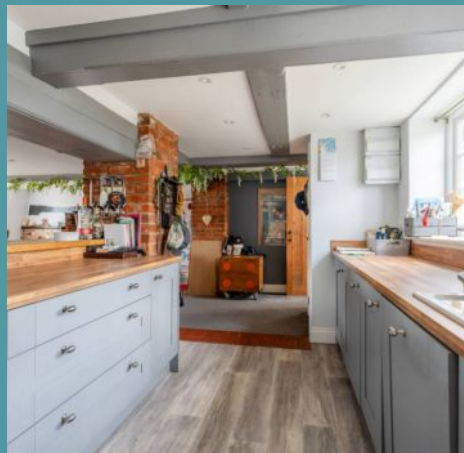
Trusswell Cottage, The Street

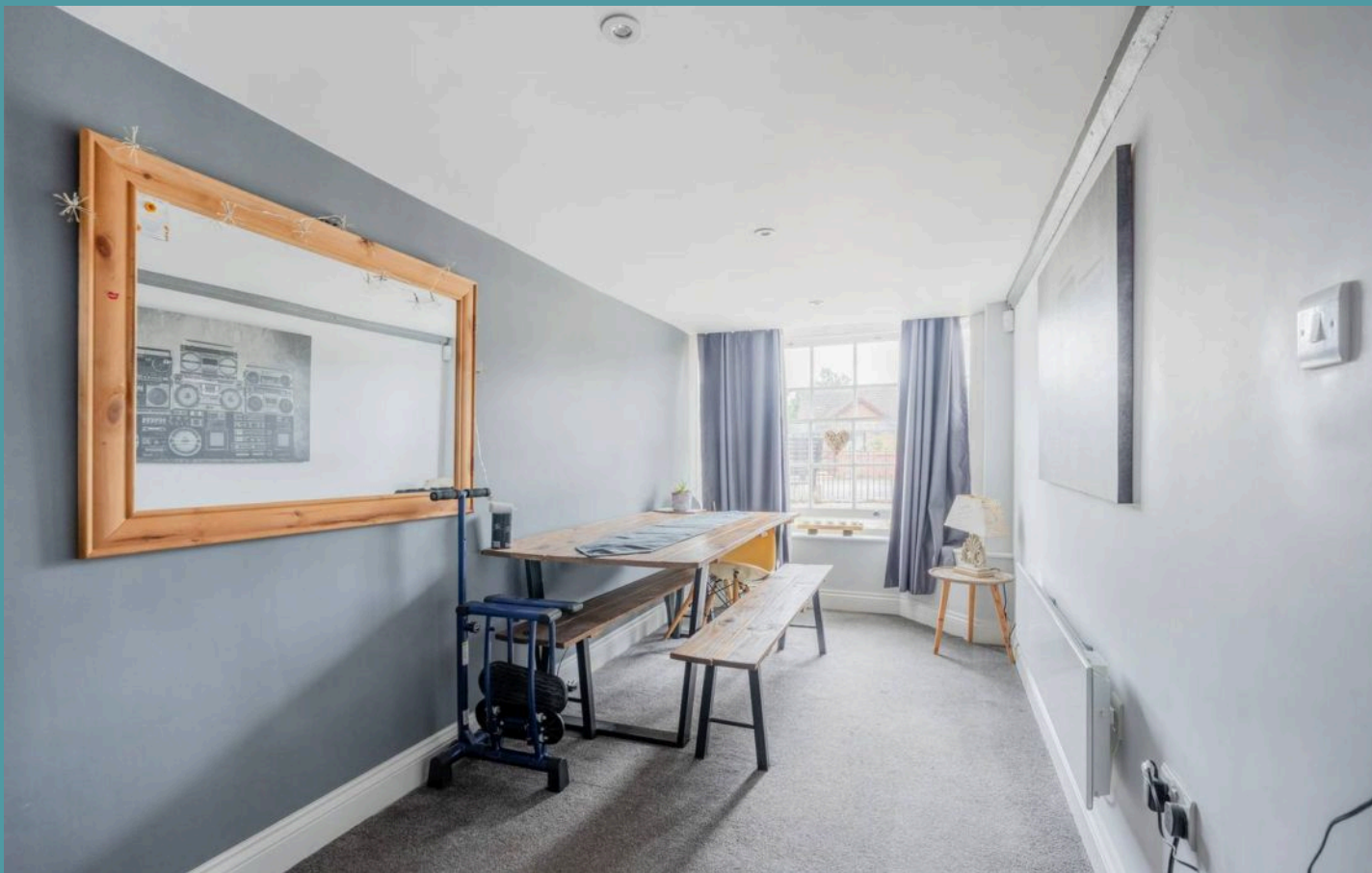
Haddiscoe, Norwich

Step into a home where history meets modern family living. Once a cherished village pub, this beautifully renovated property now offers immaculate, character-filled accommodation across three floors. With standout features like the original bar repurposed in the stylish kitchen, a cosy sitting room with a wood-burning stove, and a flexible dining space, it's a home designed for both relaxation and entertaining. Three bedrooms, including a top-floor en-suite retreat, ensure space for the whole family, while the generous lawned garden and off-road parking complete the lifestyle appeal. Ideally located between Beccles, Lowestoft and Gorleston, you'll enjoy the perfect balance of countryside charm and coastal convenience.

Location

The Street in Haddiscoe, Suffolk is a quaint, gently curving lane that forms one of the central axes of this small village nestled along the Norfolk-Suffolk border. Although primarily residential, it has a scattered mix of traditional flint-and-brick cottages, a handful of converted barns, and a few newer homes, giving it a pleasantly mixed character.





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In terms of location, The Street sits around 7 miles west of Lowestoft, roughly 6 miles south of Beccles, and approximately 8 miles northeast of Gorleston-on-Sea. Its nearby railway station provides hourly services to Lowestoft and Norwich, while a local bus route links Haddiscoe to Beccles, Gorleston, and surrounding villages, making it a surprisingly well-connected rural spot.

Local amenities include a cherished village pub, the Crown Inn, located just off The Street, which doubles as a community hub—popular for pub quizzes, Sunday roasts, and friendly catch-ups. A short drive or pleasant cycle takes you to The Bell Inn in St Olaves, perched beside the marshes. Here, you can enjoy riverside views and a relaxed menu of hearty meals and pints at low tide, all against a backdrop of tidal wetlands—a perfect complement to life on The Street.

Families appreciate the proximity of primary schools such as Toft Monks and Thurlton (each within a two-mile radius), while secondary education is served by Hobart High School and nearby academies in Beccles. Healthcare is similarly convenient: a local GP practice in Reedham provides routine care, while a larger medical centre in Beccles and hospital facilities in Gorleston are accessible by car or public transport.

Though modest in scale, The Street benefits from rural charm—ample green verges, mature hedgerows, passing farmland and a sense of community around annual village events and occasional strolls to the church or common green. All in all, it embodies the quiet, well-connected country living many people seek, while never feeling remote from the larger coastal and



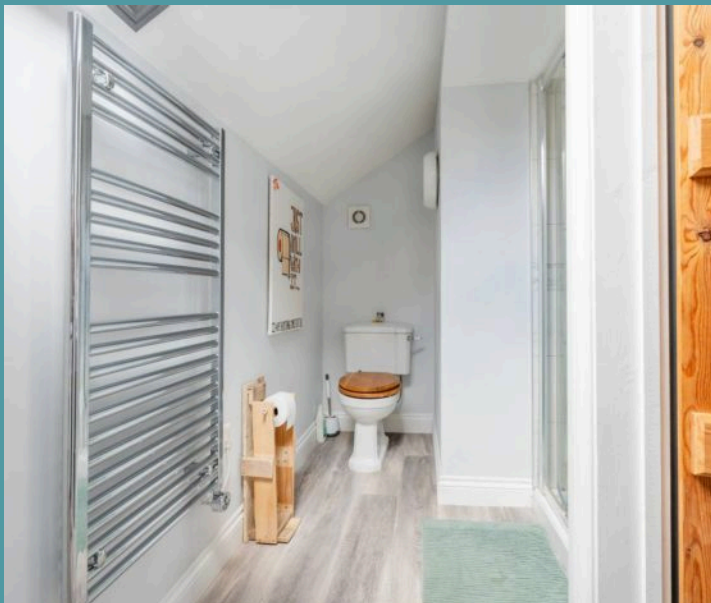
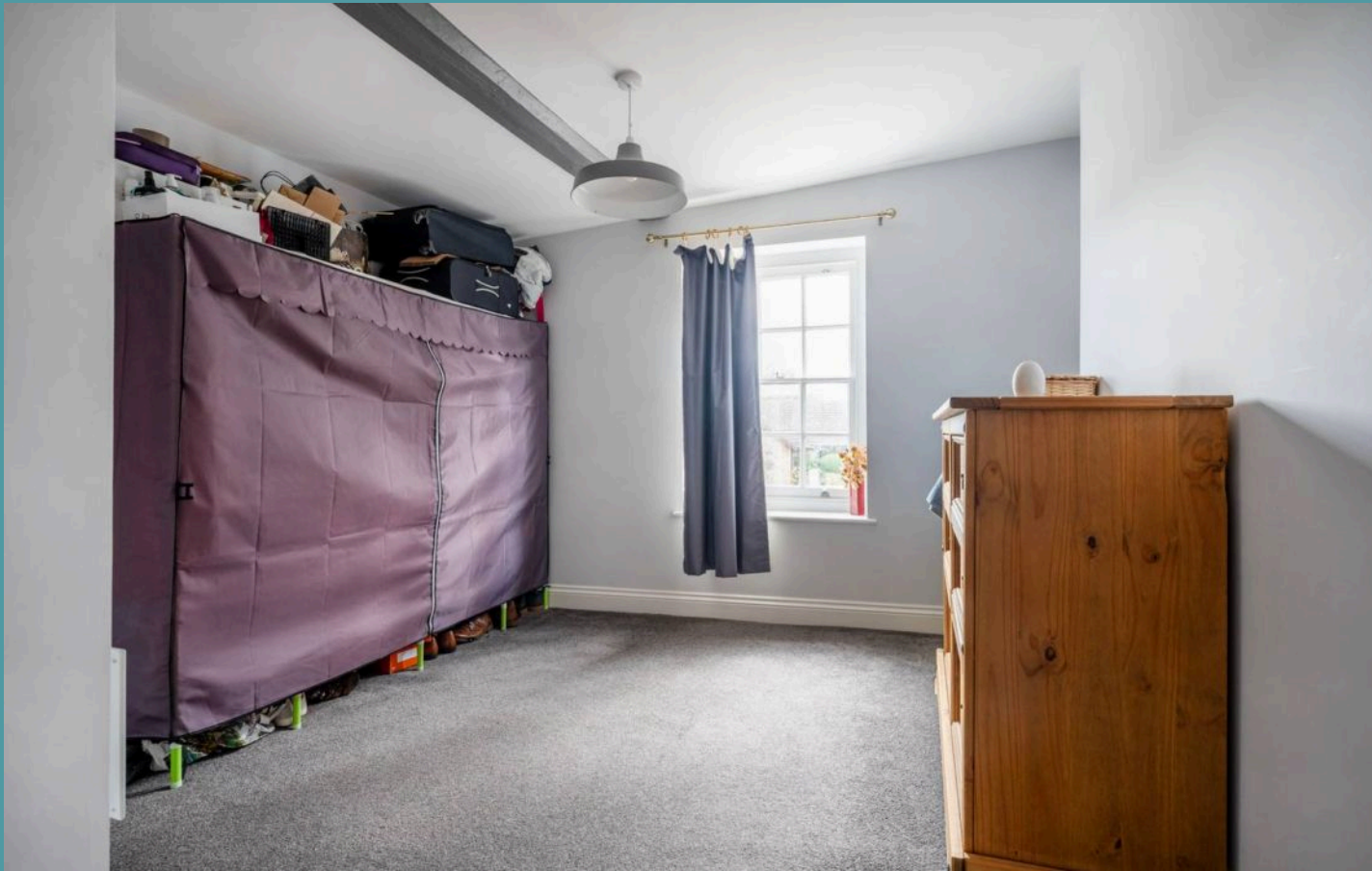
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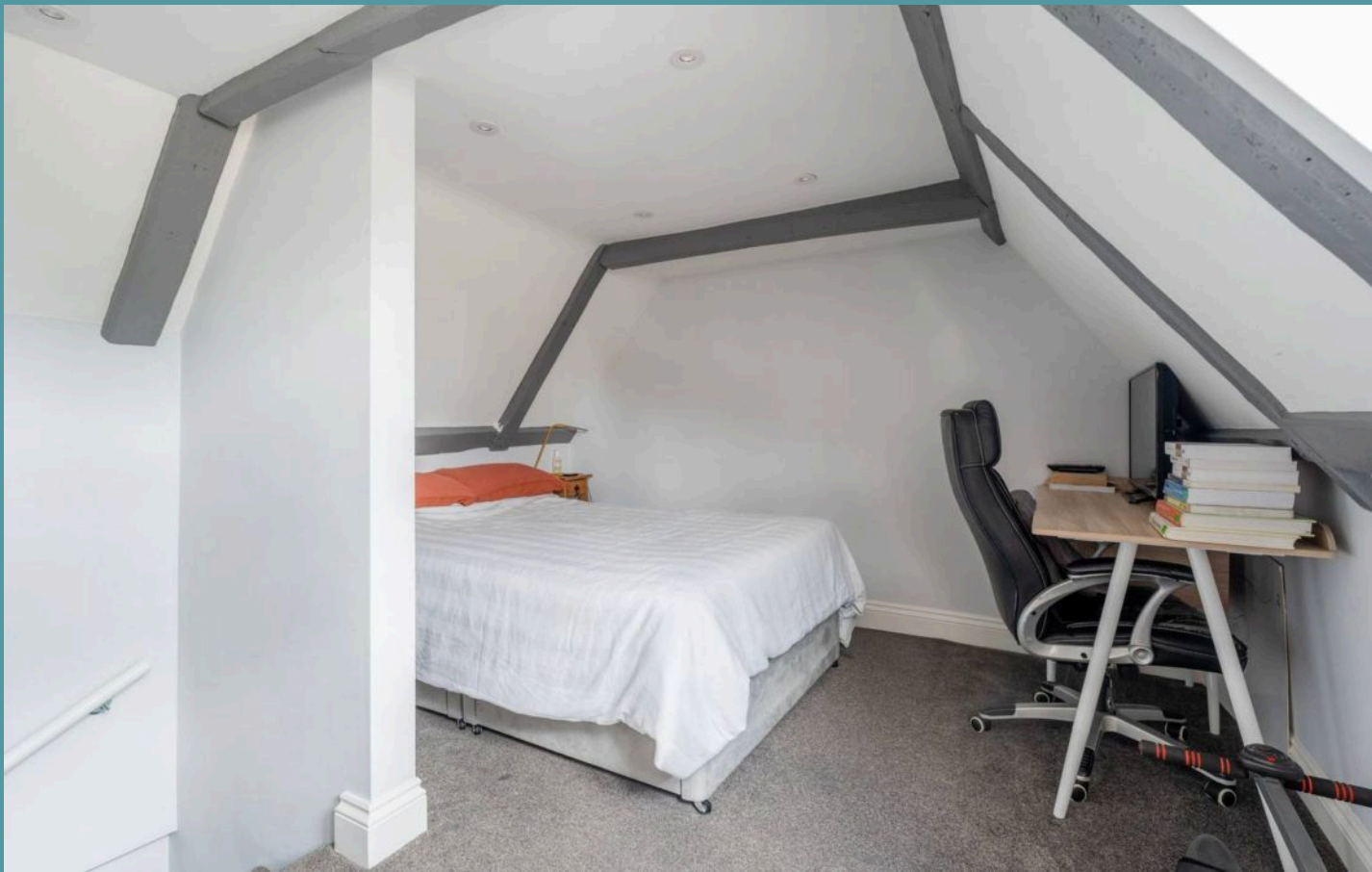
Haddiscoe, Norwich

Once a thriving public house, this remarkable property was fully transformed in 2020 into three unique homes—one of which now offers an immaculate and character-filled family residence. Set across three thoughtfully designed floors, it seamlessly blends the charm of its historic past with the comfort and style of contemporary living.

Tucked away at the rear, a welcoming entrance hall sets the tone for what lies beyond. The heart of the home is the stunning kitchen—an inviting space where contemporary cabinetry and a classic range-style oven sit alongside a striking original feature: the former pub's bar, now reimaged as a unique breakfast bar unit. Bursting with personality and charm, the kitchen offers generous storage and functionality, making it as practical as it is characterful.

Adjoining the kitchen is the beautifully proportioned sitting room, where a brick-built fireplace with a wood-burning stove creates a warm, welcoming focal point. Whether it's quiet evenings by the fire or lively gatherings with friends, this space effortlessly adapts to every mood. Nearby, the dining area fosters intimate family meals and entertaining alike, and could just as easily serve as a versatile home office or children's playroom—tailored to suit your lifestyle.





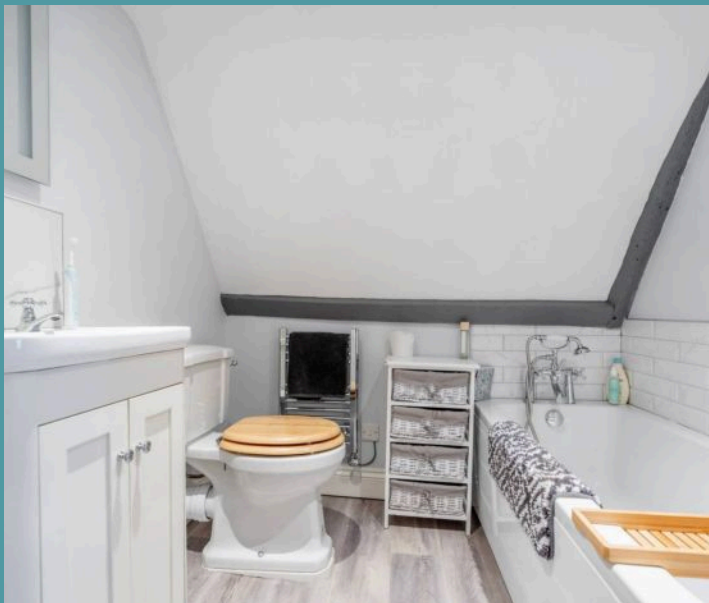
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Upstairs, three well-appointed bedrooms provide restful retreats for the whole family. The top-floor bedroom enjoys its own private en-suite, making it an ideal sanctuary for parents or guests, while a stylish first-floor shower room caters to the remaining bedrooms.

Outside, the lifestyle continues with a generously sized and beautifully maintained garden, predominantly laid to lawn—ideal for children to play, summer gatherings, or simply unwinding in the fresh air. Off-road parking adds convenience and ease.

Perfectly positioned between the charming towns of Beccles, Lowestoft, and Gorleston, the home benefits from easy access to a wide array of amenities, schools, and scenic countryside and coastal spots. This is more than just a house—it's a ready-made home offering warmth, space, and a truly enviable lifestyle, with a nod to its rich and characterful past.





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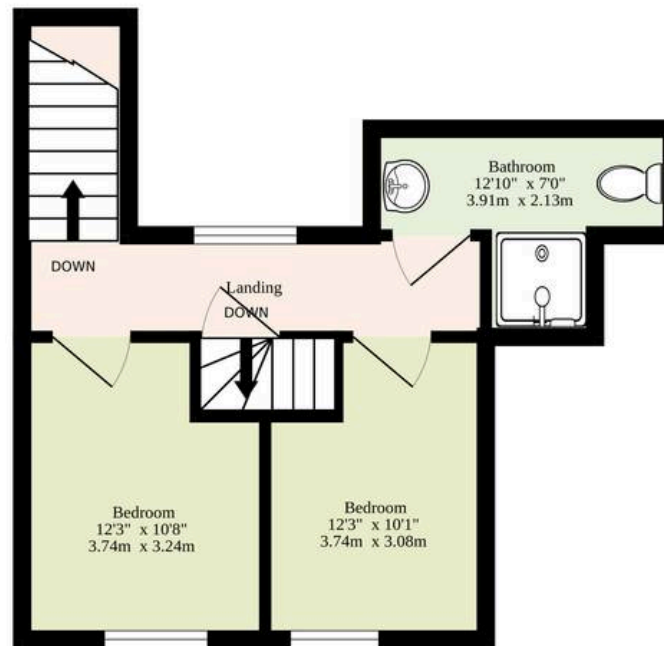
Haddiscoe, Norwich

- Former public house that was fully renovated in 2020 to create three properties
- Perfect family home showcasing immaculate accommodation across three floors, that are filled with character and charm
- Kitchen equipped with contemporary cabinetry, a range-style oven, a breakfast bar unit and plenty of storage
- Spacious sitting room accentuated by a brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Dining area encouraging intimate family meals and socialising with friends, with the option to be a home office or a playroom
- Three bedrooms, a private en-suite and a shower room
- A large and well-maintained garden that is predominately laid to lawn
- Off-road parking available
- Positioned between Beccles, Lowestoft and Gorleston, ensuring you are within close proximity to a wide range of amenities

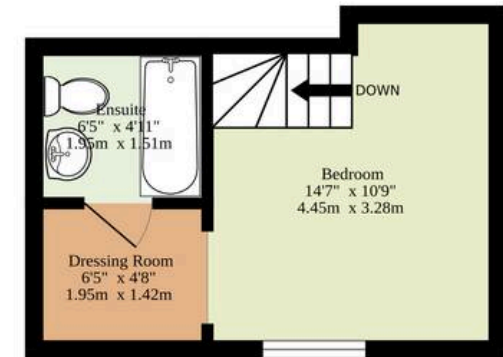
Ground Floor
531 sq.ft. (49.3 sq.m.) approx.



1st Floor
418 sq.ft. (38.8 sq.m.) approx.



2nd Floor
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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