



62 High Road, Wortwell

Harleston



Minors & Brady

62 High Road

Wortwell, Harleston

A striking example of Victorian elegance with exceptional potential, this detached home is set within the picturesque village of Wortwell and offers a perfect balance of period character, generous living space, and versatile grounds. Extending to around 2,206 sqft, the property features a welcoming entrance hall, three well-proportioned reception rooms including a formal dining room, a bay-fronted study, and a 24ft sitting room opening onto the gardens. The kitchen, utility room, and light-filled conservatory provide practical family living, while four double bedrooms, two with en-suite facilities, ensure comfort and privacy. Set on a plot of approximately 0.3 acre (stms), the grounds include formal gardens, mature trees, a stream boundary, a garage/workshop, and a 42ft barn with potential for conversion into an annex or studio (stpp), offering both lifestyle and opportunity in a village with a strong sense of community and convenient access to Harleston and Diss.



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- Victorian detached residence proudly positioned on 0.3 acres in the Norfolk village of Wortwell (stms)
- The spacious and flexible accommodation extends to 2,206sqft, allowing you to adapt it to your own preferences and style (stms)
- The 24ft sitting room is spacious and bright, accentuated by a brick fireplace with a wood burner and French doors leading directly to the garden
- The kitchen is fitted with a range of cabinetry, a Rangemaster oven, under-counter appliance spaces, and is complemented by a functional utility room and WC
- The formal dining room features high ceilings, original wooden floors, and a decorative fireplace, providing an elegant setting for family meals and gatherings
- The bay-fronted study offers flexibility and can be used as a home office, playroom, or snug
- The first floor comprises four double bedrooms, with the principal and second bedrooms featuring en-suite facilities and the rear bedrooms overlooking the gardens
- The gardens are sectioned into two, with formal areas, mature trees, hedging, and a stream boundary, offering privacy and potential for further landscaping
- The property includes a 42ft barn suitable for conversion into a self-contained annex or studio subject to planning permission, as well as a garage and workshop providing storage or workspace



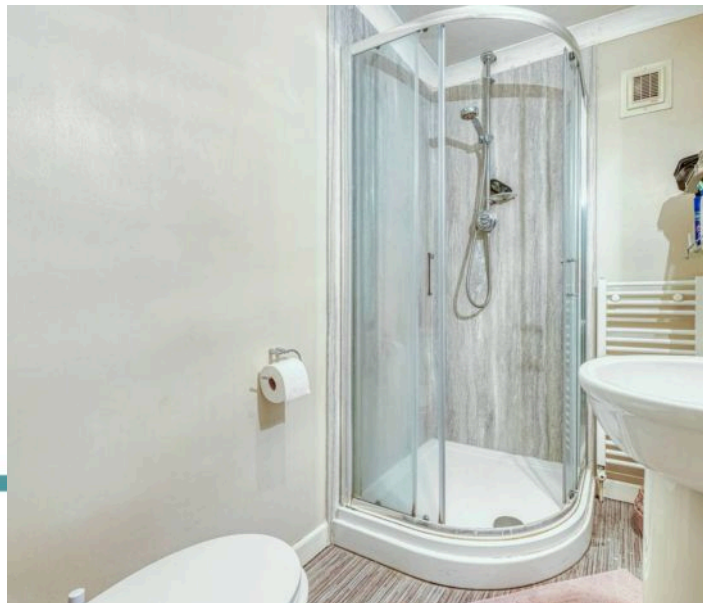
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Location

High Road runs through the heart of Wortwell, a small village on the southern edge of Norfolk, located along the River Waveney near the Suffolk border. The area combines a quiet, rural atmosphere with practical amenities close at hand. Within the village, residents can access a local shop for everyday essentials and a traditional pub, which acts as a social hub for the community. For families, the nearest schools are a short drive away in the nearby market town of Harleston, including Harleston Primary School and Sir Christopher Hatton Academy, offering options for primary and secondary education.

Transport links are convenient for a rural setting: local bus services connect Wortwell to Harleston and surrounding villages, while the train station in Diss, around 10 miles away, provides direct routes to Norwich and London. The village is well placed for exploring the surrounding countryside and neighbouring towns, with Bungay to the south, Long Stratton to the west, and the city of Norwich to the north, all reachable within a 20- to 30-minute drive. Residents enjoy a lifestyle that blends quiet village living with easy access to essential shops, schools, and transport, alongside scenic riverside walks and a welcoming local community.



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Proudly positioned in the village of Wortwell, this Victorian detached house combines period character with substantial living space and significant potential for development. Set on a plot of approximately 0.3 acre (stms), the property is constructed in traditional brick and benefits from gas-fired central heating and uPVC double glazing, with accommodation extending to around 2,206 square feet (stms).

A welcoming entrance hall sets the tone for the home, bright, airy, and filled with natural light. The formal dining room is elegant, featuring high ceilings, original wooden floors, and a decorative fireplace, creating a setting ideal for intimate family meals and gatherings. A bay-fronted study offers versatility and can be used as a home office, playroom, or snug, while the spacious 24ft sitting room is centred around a brick fireplace with a wood burner and opens via French doors onto the garden, providing a seamless connection between indoor and outdoor living.

The kitchen is fitted with a range of cabinetry, a Rangemaster oven, and under-counter areas for appliances, complemented by a functional utility room and a WC. The kitchen flows naturally into a light-filled conservatory, currently used as a breakfast room, further enhancing the sense of space and openness.

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Upstairs, the property offers four double bedrooms, with the two front-facing rooms featuring bay windows and the rear rooms enjoying views over the gardens, providing comfort and privacy. The principal and second bedrooms both include en-suite facilities, while a family bathroom serves the remaining bedrooms.

Externally, the property is approached via a gated driveway providing parking for multiple vehicles. The gardens are a highlight for enthusiasts, with two areas of formal planting, mature trees, and hedging, offering privacy and the potential to create further outdoor spaces. A 42ft barn presents an excellent opportunity for conversion into a self-contained annex or studio (subject to planning permission), and a garage/workshop provides additional storage or workspace.

This property represents a combination of substantial accommodation, period character, flexible external space, and development potential, all set within a village that offers both community and convenience.

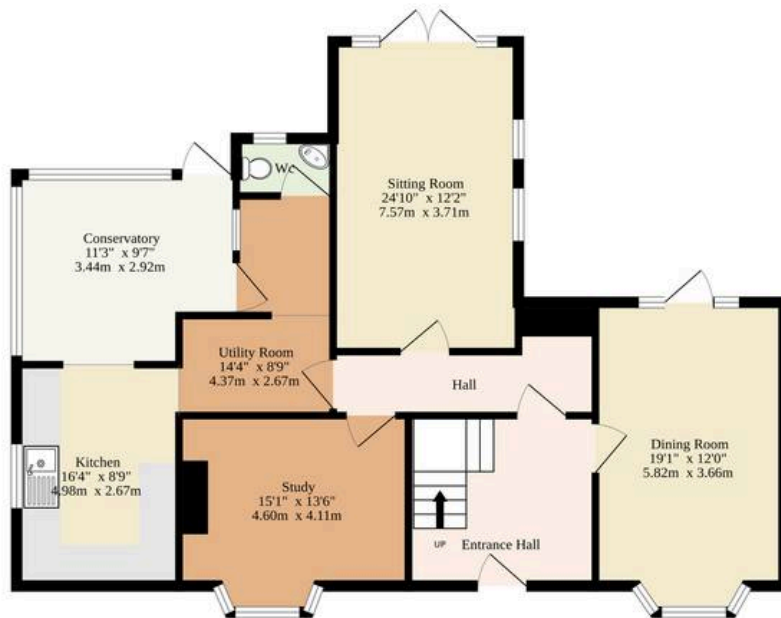
Agents note

Freehold

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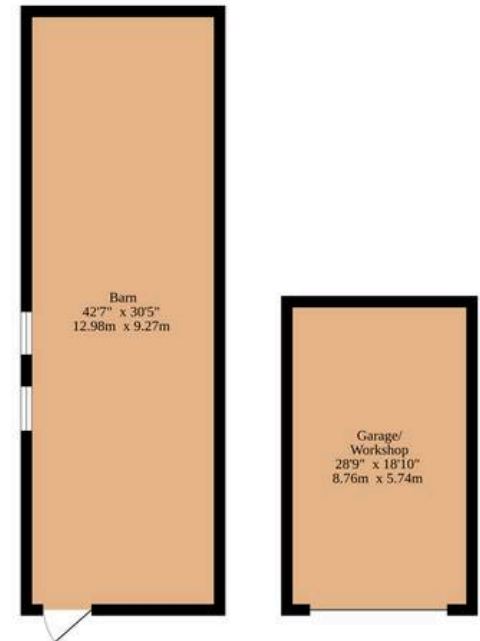
Ground Floor
1291 sq.ft. (119.9 sq.m.) approx.



1st Floor
915 sq.ft. (85.0 sq.m.) approx.



Outbuildings
1825 sq.ft. (169.5 sq.m.) approx.



Sqft Includes The Barn And The Garage/Workshop

TOTAL FLOOR AREA : 4031 sq.ft. (374.5 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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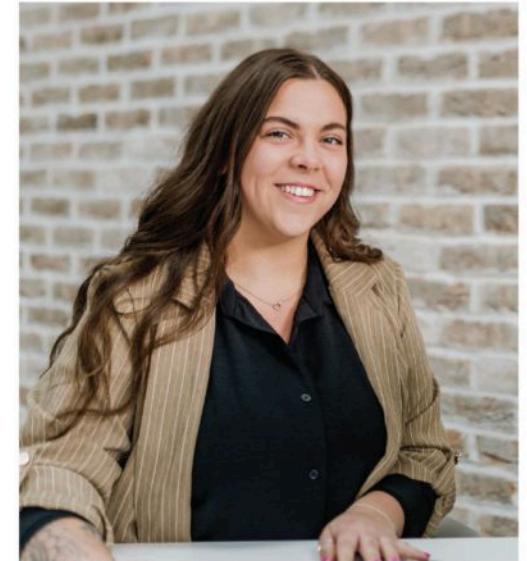
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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