



Willow Tree House The Street, Weybread

Diss



Minors & Brady

Willow Tree House The Street

Weybread, Diss

Life here unfolds with an easy rhythm, where village surroundings, thoughtfully designed interiors and a sense of calm come together to create a home that feels both practical and quietly special. This beautifully renovated detached residence offers generous and versatile accommodation, finished with a consistent attention to detail, including a bespoke kitchen, contemporary living spaces and a series of rooms that adapt naturally to modern family life. Light-filled reception areas open onto a striking garden room, while four double bedrooms sit peacefully upstairs, each enjoying countryside outlooks, with the principal suite enhanced by a walk-in wardrobe and en-suite. Outside, a Scandinavian-style landscaped garden provides a beautifully composed setting for outdoor living, with a blend of structured planting, paved terraces and established beds, designed for relaxed dining and quiet moments throughout the seasons, while a vast driveway provides ample parking, all set within the heart of Weybread with convenient access to nearby market towns.



Willow Tree House The Street

Weybread, Diss

- Exquisite detached residence showcasing 2,116sqft of immaculate accommodation, ready for you to adapt to your families lifestyle preferences
- Proudly positioned within the heart of Weybread village, a short distance from Harleston, Bungay and Diss, offering a wide range of essential amenities
- Undergone a full renovation within the past 5 years, including a bespoke kitchen, brand-new flooring throughout, quality fixtures and fittings and 19 energy efficient solar panels
- Spacious living room with a large front-facing window that floods the space in natural light, with internal double doors into the heart of the home
- At the core of the home is a 24ft kitchen/dining room with a contemporary wood burner, equipped with bespoke cabinetry, a full-range of integrated appliances, a central island and a functional utility
- Stunning garden room with a vaulted glass roof and French doors that open out to the patio, framing panoramic views of the beautiful garden
- Flexible reception room/ground-floor bedroom that is currently arranged as an additional living room, with the potential to be used as a home office or a playroom for children
- Four double bedrooms offering the utmost comfort and privacy, with a principal bedroom that benefits from a walk-in wardrobe and a private en-suite shower room
- Fully landscaped, Scandinavian-style garden that is privately enclosed, with a terrace sheltered by an wooden pergola, various paved seating areas, established beds and colourful planting
- A vast driveway providing off-road parking for up to four vehicles



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Weybread

The Street in Weybread is a rural residential lane in a small Suffolk village set within the Waveney Valley, close to the Norfolk border.

The surroundings are typically East Anglian farmland, large arable fields, hedgerows, and long flat views, giving it a quiet, low-traffic feel with very little through movement aside from local residents, farming vehicles, and occasional rural traffic.

Weybread itself is small and lacks a central high street or commercial core; the village is essentially residential and agricultural, with St Andrew's Church as one of the few focal points. The closest town is Harleston, around 2-3 miles away, which acts as the primary local hub. It provides a Co-op supermarket, independent shops, cafés, pubs, a pharmacy, GP services, and general everyday essentials. It has a compact market town feel and is where most routine shopping and services are carried out.

Bungay, roughly 8 miles away, offers a larger centre with a Tesco, additional independent retailers, schools, and leisure facilities.

Diss, also around 7-8 miles away, is the main larger town for supermarkets and rail connections, with both Tesco and Morrisons alongside a broader range of services. Norwich is also within reasonable driving distance for major retail parks and extensive shopping options.



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In terms of education, primary schooling is available in nearby villages such as Fressingfield and Mendham, both within a short rural drive. For secondary education, the closest mainstream option is Harleston Sancroft Academy, which is the local catchment school and provides education from primary through to secondary age. A key additional point for families is that there is a free school bus service from the area to Stradbroke High School, making Stradbroke another practical secondary option despite being further away than Harleston. Other alternatives include Bungay High School and Diss High School depending on preference and admissions.

Transport links are typical of rural Suffolk. The nearest rail access is at Diss, about 7–8 miles away, offering direct services to Norwich and London Liverpool Street. Road connections are via narrow country lanes linking to the A143 and A140, which connect the village to Harleston, Diss, Bungay, and Norwich. Public transport exists but is limited, with infrequent rural bus routes, so car use is effectively essential for most daily travel.

Willow Tree House

Proudly set within the heart of Weybread village, this exquisite detached residence presents a thoughtfully renovated home where contemporary comfort and considered design come together with quiet confidence.



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In recent years, the house has been comprehensively updated to an exacting standard, resulting in interiors that feel cohesive, calm and highly functional. The renovation has introduced a bespoke kitchen, new flooring throughout, a new boiler and a carefully curated selection of fixtures and fittings that sit comfortably within the character of the home. In addition, the installation of solar panels reflects a forward-thinking approach to energy efficiency, integrated in a discreet and practical manner.

A porch entrance provides a useful transitional space before leading into a bright and welcoming hallway, where natural light and a sense of flow set the tone for the accommodation beyond. There is practical storage beneath the stairs, alongside a well-placed ground floor WC.

To the front of the property, the principal sitting room is an inviting space, enhanced by a large window that draws in daylight and creates a relaxed, uplifting atmosphere. Internal double doors open through to the main living areas, allowing the layout to adapt effortlessly between open-plan living and more defined rooms when preferred.

At the heart of the home, the kitchen and dining room extends to a generous proportion and has been carefully designed with both everyday living and entertaining in mind. Contemporary cabinetry is paired with integrated appliances, including double oven, induction hob, fridge freezer and dishwasher, while full-height larder storage and a central island with pendant lighting, providing both practicality and presence. A contemporary wood burner introduces warmth and a focal point to the space, complementing the considered finishes throughout.

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Adjacent to the kitchen, the utility room continues the same refined aesthetic, with stylish Green cabinetry, an additional sink and drainer, a wine fridge, and provision for laundry appliances. A distinctive and practical addition is the laundry chute from the first floor, enhancing the home's functionality in a subtle yet efficient way.

The garden room forms a striking extension of the living space, defined by a vaulted glass roof and French doors opening directly onto the terrace. This room frames views across the garden and provides a natural connection between interior and exterior living, particularly during the warmer months.

A further reception room offers valuable flexibility, currently arranged as an additional sitting room but equally suited to use as a study, playroom or occasional bedroom, depending on requirements.

Upstairs, four double bedrooms are arranged around a central landing, each enjoying views across the surrounding countryside. The principal bedroom is finished with tasteful wall panelling and benefits from a walk-in wardrobe alongside a private en-suite shower room, complete with a large walk-in shower and fully tiled walls. The remaining bedrooms are served by a well-appointed family bathroom, featuring a modern four-piece suite including bathtub and separate shower cubicle.



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Outside, the garden has been landscaped with a Scandinavian influence, creating a series of defined yet relaxed spaces. A sheltered terrace beneath a timber pergola offers an ideal setting for outdoor dining, while additional paved areas and established planting bring structure, colour and seasonal interest. The garden is fully enclosed and designed for privacy, with a strong emphasis on ease of maintenance and year-round enjoyment.

To the front, a generous driveway provides off-road parking for multiple vehicles, completing a home that balances refined interior design with practical family living in a well-regarded village setting.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Brand-new boiler and radiators installed three years ago.

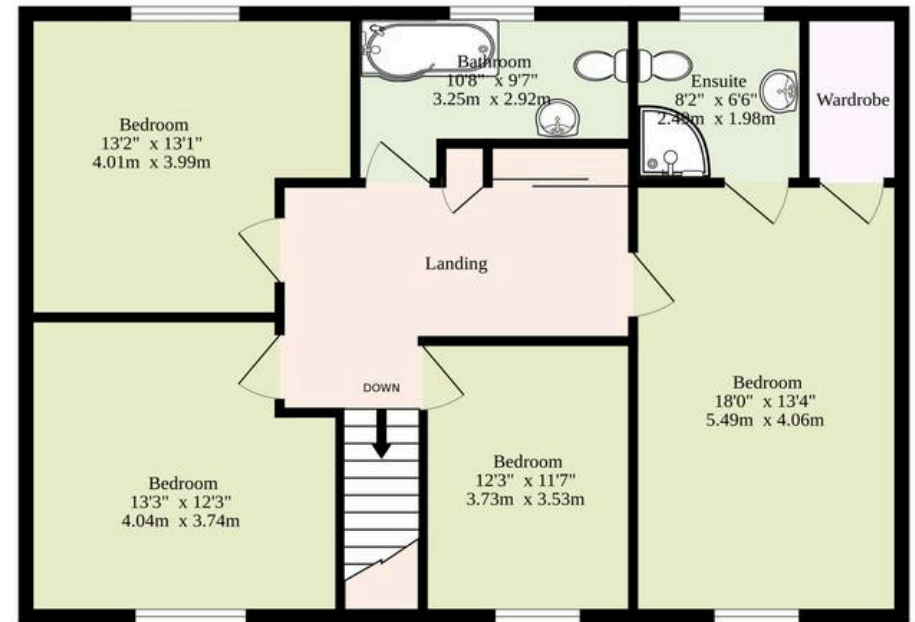
19 Solar panels that are owned outright, currently generating approx. £1,500 a year.



Ground Floor
1141 sq.ft. (106.0 sq.m.) approx.



1st Floor
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 2116 sq.ft. (196.6 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



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