



The Cottage The Street, Starston

Harleston



Minors & Brady

The Cottage The Street

Starston, Harleston

A picture-perfect cottage set within stunning botanical gardens, this is a home that truly captures the charm of countryside living. Beautifully restored and full of character, this Grade II listed home blends period features with practical family space. Inside, cosy reception rooms with wood burners create a warm and inviting atmosphere, while the kitchen offers a stylish and functional heart to the home. Three spacious bedrooms are spread across the upper floors, each with their own unique charm and characterful touches. Outside, the extensive gardens provide a peaceful and private retreat, complete with patio areas, vegetable beds, and a charming orchard. Set within a sought-after village, this is a rare opportunity to enjoy a truly idyllic Norfolk lifestyle.

- Charming Grade II listed cottage full of character and period features
- Beautifully restored and thoughtfully combined from two original properties
- Peaceful village setting in the desirable South Norfolk countryside
- Cosy reception rooms with feature fireplaces and wood burners
- High-quality country-style kitchen with excellent storage and workspace
- Three generous double bedrooms, including a characterful top-floor room
- Stunning botanical garden with vegetable patch and orchard area
- Plot exceeding a fifth of an acre (STS) offering privacy and space
- Driveway parking and a larger-than-average garage
- Easy access to Harleston with a range of independent shops, cafés, and amenities





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The Location

Starston enjoys a peaceful position within the attractive South Norfolk countryside, offering a true sense of rural living while still remaining conveniently connected to nearby amenities. The village itself has a quiet, close-knit feel, surrounded by open fields and farmland, making it ideal for those who appreciate space, fresh air, and a slower pace of life.

Despite its tranquil setting, everyday essentials and a wider range of facilities can be found just a short distance away in the neighbouring market town of Harleston. Known for its rich history and traditional character, Harleston offers a variety of independent shops, local butchers, cafés, and restaurants, alongside schooling options for all ages, including access to well-regarded independent schools in the wider area.

The surrounding countryside provides an abundance of scenic walks and outdoor opportunities, with quiet lanes, footpaths, and open landscapes to explore. This combination of rural charm and accessibility makes Starston particularly appealing for those looking to enjoy countryside living without feeling isolated.

Altogether, Starston offers a lifestyle that blends peace and practicality, where a strong sense of community and natural surroundings come together to create a truly appealing village setting.



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This charming Grade II listed cottage, formerly two separate homes, has been thoughtfully combined and carefully restored over time to create a truly special and characterful residence. Nestled within the peaceful Norfolk countryside in the desirable village of Starston, the property enjoys a tranquil setting, perfect for those seeking a slower pace of life surrounded by natural beauty.

As you approach, the cottage offers an immediate sense of charm, with a driveway providing off-road parking alongside a recently built, generously sized garage. Stepping inside, you are welcomed by a warm and inviting atmosphere, where traditional features and cosy living spaces combine effortlessly. To the front of the property, two reception rooms offer flexibility for both relaxation and entertaining, each centred around a striking fireplace with a wood burner, adding both character and comfort.

At the heart of the home lies a beautifully appointed kitchen, designed in a timeless country style with distinctive cabinetry and practical layout. Offering ample workspace, integrated appliances, and room for additional white goods, it provides the perfect setting for everyday cooking and hosting. A ground floor WC adds further convenience to the layout.



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Upstairs, the first floor offers two generously sized double bedrooms, both rich in character with decorative fireplaces and built-in storage. A well-proportioned family bathroom serves this level. The third bedroom is positioned on the second floor, offering a particularly charming space with exposed beams and a feature chimney, creating a cosy and private retreat. Externally, the property continues to impress with a beautifully established botanical garden extending to over a fifth of an acre (STS). A spacious patio area provides an ideal spot for outdoor seating and entertaining, leading onto a thoughtfully designed garden featuring raised flower beds and a dedicated vegetable patch with multiple beds.

The garden continues to unfold with lawned areas, additional storage sheds, and a secluded orchard area planted with cherry, Victoria plum, and apple trees, all combining to create a picturesque and productive outdoor space.

Full of character and surrounded by countryside, this delightful cottage offers a rare opportunity to own a piece of Norfolk heritage, blending traditional features with practical living in a truly idyllic setting.

Agents Note

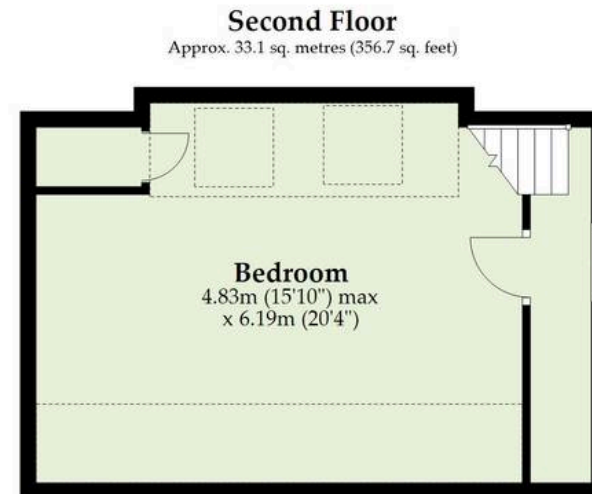
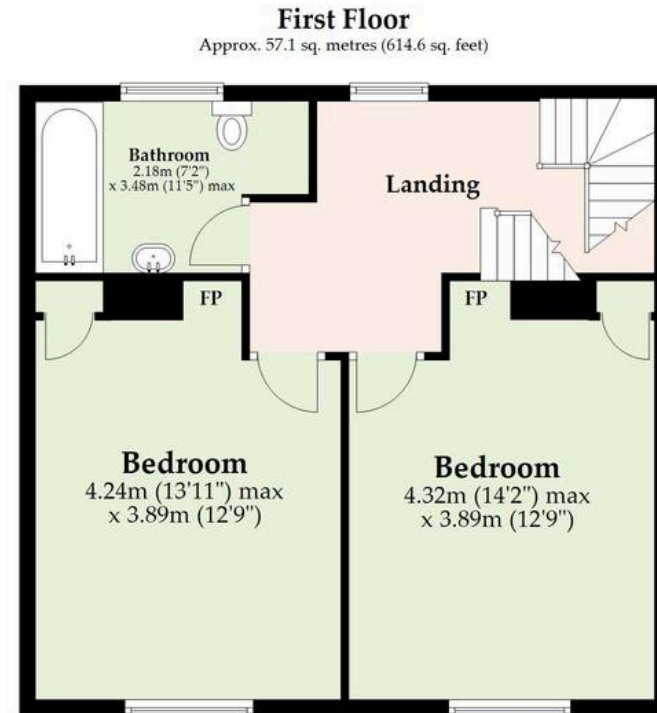
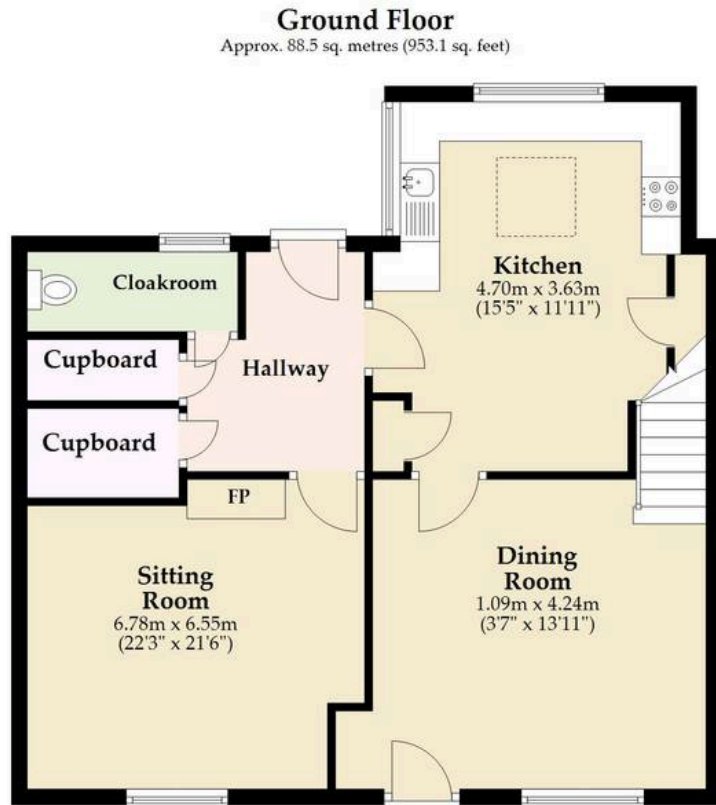
We understand that this property is freehold and connected to mains electricity and water.

Private drainage - shared septic tank. Oil fired central heating. x2 Velux windows on second floor.

Double glazed windows. Council Tax Band: C Recently built garage (wider than a typical standard size). Brick built with tiled roof.



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Total area: approx. 178.8 sq. metres (1924.4 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



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Meet *Theo*
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