



The Cottage Harbour Lane, Garboldisham

Diss



Minors & Brady

The Cottage Harbour Lane

Garboldisham, Diss

Set along a quiet country lane in the desirable village of Garboldisham, The Cottage is a charming period home enjoying a truly idyllic rural setting. Surrounded by established gardens and positioned to take advantage of far-reaching views across open farmland, the property offers a wonderful opportunity for those seeking a countryside lifestyle.

Full of character and offering scope for further enhancement, this delightful home combines peaceful surroundings, generous outdoor space and versatile accommodation, creating a property with enormous appeal.



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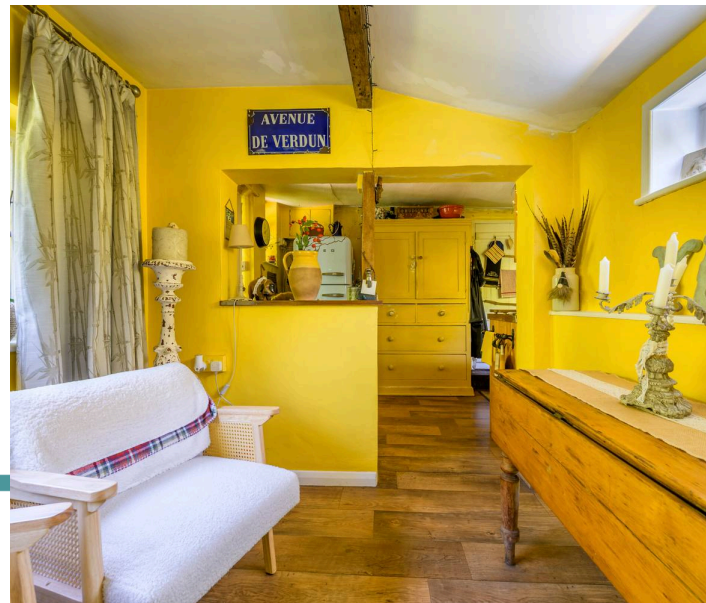
Garboldisham, Diss

- Guide price: £300,000 - £325,000
- Charming period cottage occupying a peaceful rural position along a quiet country lane
- Far-reaching field views to the front, enjoying a picturesque countryside outlook
- Extensive and beautifully established gardens with lawns, mature trees, shrubs and vegetable growing areas
- Characterful sitting room featuring an impressive inglenook-style fireplace and wealth of period charm
- Spacious kitchen/breakfast room with ample storage, workspace and room for informal dining
- Flexible dining room that could alternatively serve as a ground floor third bedroom if required
- Two first floor bedrooms offering countryside views and a wealth of original character
- Detached timber outbuilding with fireplace, offering excellent potential as a studio, hobby room, retreat or workspace (subject to any necessary consents)
- Carport, off-road parking and additional storage options within the grounds

Council Tax band: B

Tenure: Freehold

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Location

Located along the peaceful Harbour Lane in the village of Garboldisham, The Cottage enjoys a rural setting surrounded by attractive Norfolk countryside. The village benefits from a close-knit community, a primary school, village hall, local public house, and a range of recreational facilities, while more extensive amenities can be found in the nearby market towns of Diss and Thetford. The area is well connected via the A1066 and A11, providing convenient access to Norwich, Cambridge, and beyond.

The surrounding countryside offers an abundance of scenic walking routes, quiet country lanes, and open green spaces to explore throughout the year. Diss railway station is also within easy reach, offering direct services to London Liverpool Street, making the location well suited to those seeking a rural lifestyle while maintaining strong transport connections.

Harbour Lane

Stepping inside, the cottage immediately showcases its character and individuality. The sitting room is a particularly inviting space, centred around an impressive inglenook-style fireplace that creates a warm and welcoming focal point. Exposed beams, traditional features and charming proportions add to the home's sense of history and charm.



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Beyond, the kitchen/breakfast room provides ample storage and workspace, with room for informal dining while enjoying views of the surrounding gardens.

The ground floor accommodation continues with a versatile dining room that could equally serve as a third bedroom, guest room or home office depending on individual requirements. Completing the ground floor is a spacious bathroom, conveniently positioned to serve both residents and visitors.

Upstairs, there are two well-proportioned bedrooms, each enjoying a peaceful outlook and retaining the character expected from a home of this period. The accommodation offers flexibility for a range of buyers, whether as a permanent residence, countryside retreat or lifestyle purchase.

The outside space is undoubtedly one of the property's standout features. The extensive gardens have been lovingly established over many years and include sweeping lawns, mature trees, colourful planting, vegetable growing areas and a variety of secluded seating spots. Directly adjoining the cottage is a terrace area ideal for outdoor dining and entertaining, while the gardens themselves create a wonderful sense of privacy and tranquillity.



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Adding further appeal is a detached timber outbuilding nestled within the grounds. Rich in character and complete with a fireplace, this versatile space offers exciting potential as a studio, hobby room, creative retreat or occasional overflow accommodation, subject to any necessary consents.

To the front, the property benefits from off-road parking, a carport and attractive lawned gardens bordered by mature hedging. The uninterrupted countryside views across neighbouring farmland provide a picturesque backdrop throughout the seasons, enhancing the sense of rural escape while remaining within easy reach of local amenities and transport connections.



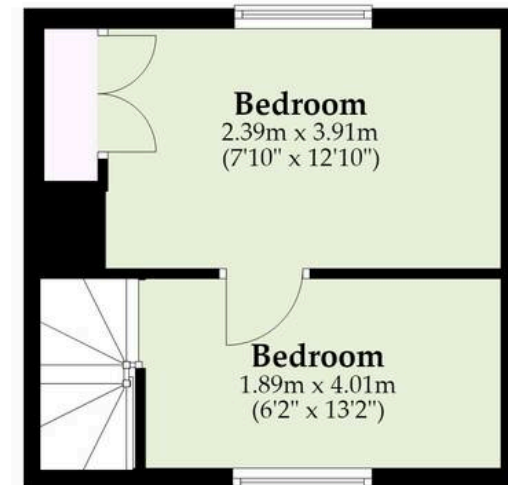
Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)



First Floor

Approx. 19.9 sq. metres (214.1 sq. feet)



Total area: approx. 71.9 sq. metres (773.9 sq. feet)

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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*.



Meet *Nicola*
Branch Manager



Meet *Theo*
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Meet *Anya*
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