



The Old Piggery
Starston, Harleston | Norfolk | IP20 9PW

AWAY FROM IT ALL



Get ready to fall in love with this beautifully renovated three-bedroom barn conversion surrounded by peaceful countryside. Step inside to discover a spacious open-plan living area featuring a stylish kitchen with solid oak worktops, three generous bedrooms - including a charming principal suite with an ensuite and a handy utility room to keep everything organised. When you're ready to explore outside, you'll find charming, sectioned gardens of around half an acre and a paddock of approximately 2.5 acre (STMS), perfect for equestrian enthusiasts or those wanting space to enjoy. Nearby Harleston offers convenient amenities.



KEY FEATURES

- A beautiful three-bedroom, fully renovated detached single-storey barn conversion
- Principal bedroom with ensuite
- Approximately three acres of land in all (stms)
- Renovated to a beautiful standard
- Underfloor heating throughout
- Potential equestrian use
- A quiet and peaceful location
- Parking for multiple vehicles
- A short drive from the amenities of Harleston
- Chain Free

Fantastically Finished

If peace and quiet had a postcode, it would be here. This beautifully decorated three-bedroom single-storey barn conversion is perfect for those craving a slice of country living but wanting to skip the stress of a fixer-upper. The property is beautifully presented and ready for you to waltz in and start enjoying life. Tucked along a quiet lane, you'll find peace and quiet by the bucket load, but don't worry about feeling like you're in the middle of nowhere - Norwich and Diss are just 20 miles and 9.5 miles away respectively. What's more, with around 3 acres (STMS) of land, you've got ample room for all your country aspirations. Want to raise chickens for fresh eggs? Go for it! Dreaming of a couple of horses cantering around? They'll love it here too! This property isn't just a home; it's a launchpad for your country lifestyle. So, grab your wellies and get ready to live the rural dream - because who wouldn't want to wake up to the chatter of chickens and a view of wide-open spaces?

Step Inside

Set out across a single level, this home offers a seamless flow that makes everyday living a breeze. As you enter, a welcoming hallway with stylish wood panelling and sleek tiled floors guides you towards the bedrooms on the right and the living spaces to the left. The star of the property is undoubtedly the large open-plan kitchen, living, and dining area that practically sings with natural light from the skylights above. The engineered oak flooring contributes a note of relaxed elegance, making this the perfect space for everything from family dinners to cosy movie nights. Whether you're hosting guests or just relaxing, this versatile area effortlessly blends living, dining and entertaining into one harmonious space.

At one end of this cheerful room, you'll discover the recently installed Shaker-style kitchen, featuring stunning oak countertops and elegant upstands arranged in a sleek L-shape. But it's not just about looks - this kitchen is a culinary playground ready for your next gourmet adventure. The convenient island is the ideal spot to sip your morning coffee, watch the chef work their magic, or chat with friends as the meal takes shape.





KEY FEATURES

Plus, this kitchen comes equipped with an integrated wine cooler, a dishwasher and a striking burgundy Range oven (available by negotiation), making it as functional as it is stylish. And when you're ready to swap your apron for your wellies, double doors beckon you outside where you can bring your garden-to-table dreams to life. An adjoining utility room offers further cabinet space and plumbing for your washing machine and drier as well as access to the garden.

Sleep Easy

To the opposite end of the property, you'll find three charming bedrooms to unwind in. The principal bedroom is a bright and cheerful room with lovely views of the garden. French doors open directly into the outdoor space, making it easy to greet the day with a cup of coffee or to steal a quiet moment before the day's hustle begins. The fully tiled ensuite shower room is thoughtfully designed to streamline busy mornings, ensuring everyone can get out the door on time. Meanwhile, the stylish family bathroom, also fully tiled and beautifully decorated, features a separate shower cubicle and bathtub.

Step Outside

The exterior of this charming property welcomes you through double, fully remote Electric gates into a spacious gravel driveway - perfect for accommodating all your vehicles with ease. The garden is a delightful hideaway thoughtfully arranged into distinct areas. The main garden is laid to lawn, with a generous patio ready for outdoor dining and relaxation. There is also a separate wildlife garden complete with a pond that invites nature to thrive, as well as a flourishing vegetable patch with a greenhouse and a convenient tap for rinsing off your homegrown goodies.

If you have a penchant for poultry, the separate chicken garden is a bonus and brings you one step closer to self-sufficiency. For the hobbyists, three sheds and a spacious workshop equipped with power and lighting offer plenty of room for storage and DIY projects. And if you're moving in with a furry friend, you'll be pleased to know that the current owners have thoughtfully installed an outdoor warm water shower tap - perfect for pampering your pooch after those muddy walks!

Equestrian Opportunity

Across the quiet lane, you'll find a generous 2.5-acre (STMS) paddock, perfectly suited for anyone with equestrian aspirations. Outfitted with partial post-and-rail fencing and lush hedging, this paddock is ready for you to bring your equestrian dreams to life. A convenient area of hard standing by the gated entrance offers an ideal spot for a stable block.















CAPTAIN'S QUARTERS







INFORMATION



On The Doorstep...

Tucked along a peaceful lane, this property is a wildlife lover's paradise, surrounded by beautiful local walks. Just a short drive from Harleston, you can also enjoy a pleasant stroll into town along footpaths. Harleston offers everything you need, from artisan shops to cosy cafés, and features regular farmers' markets and seasonal events showcasing local produce and crafts. Additionally, you'll find parks, sports clubs, galleries and heritage sites to explore.

How Far Is It To...

The village of Starston is located only 25 minutes' drive from Norwich and just 20 minutes from Diss - with both offering mainline rail connections to London Liverpool Street in 90 minutes and 110 minutes respectively.

Directions

From Diss head East on the A143 and turn of at Needham road then take the first left on to Starston Lane. Follow up Railway Hill, through Starston and up Hardwick road. Follow the road until you see wood lane on your right. Turn down Wood Lane and the property is on your left

What Three Words Location

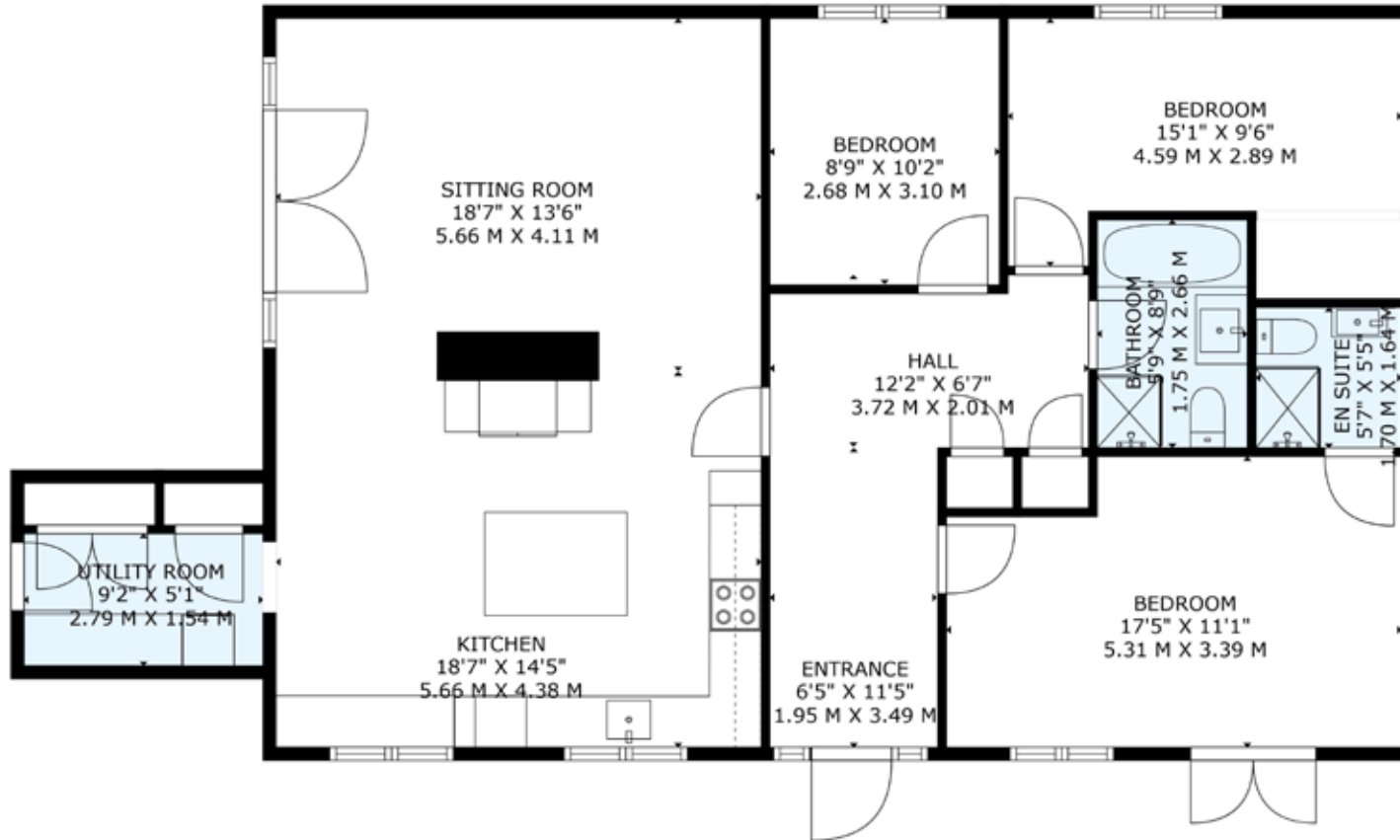
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// blacked.bonfires.tastings

Services, District Council and Tenure

Gas (LPG) underfloor heating.
Mains Electricity & Water, Private Drainage (Treatment Plant)
Solar Panels - 2KW system - we are informed that this powers the house during the day.
Broadband Available - please see www.openreach.com/fibre-checker - current provider is Intouch Systems
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
EPC C
South Norfolk District Council - Tax Band E
Tenure: Freehold

Agents Notes

NHBC - Full Structural Warranty valid unit 4th April 2030
Driveway is owned by next door however, The Old Piggery has right of access , if maintenance is required in future costs may be shared



TOTAL: 1270 sq. ft, 118 m2
 FLOOR 1: 1270 sq. ft, 118 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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