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St Martins

Starston, IP20

An elegant Georgian residence occupying a wonderfully private setting in the South Norfolk village of Starston, moments from the thriving market town of Harleston.

The house possesses the generous proportions and architectural character synonymous with its period, with four reception rooms, two staircases and a particularly interesting split-level arrangement incorporating a mezzanine above the snug. Gardens and grounds extending to just over one acre (stms), extensive outbuildings and plentiful parking complete what is a highly individual village home.

St. Martins has been the subject of a programme of renovation and improvement, with further works still required, offering the next owners an exciting opportunity to complete the property to their own specification.



ST. MARTINS







St. Martins sits comfortably back from the road and is approached across a generous gravel driveway. Mature trees provide an attractive backdrop and sense of privacy, complemented by more recently planted hedging which will continue to establish over time.

The ground floor is arranged around four distinct reception rooms, providing an unusual degree of flexibility. There is ample space for both formal entertaining and more relaxed everyday living, with rooms that could readily accommodate sitting, dining, family and home-working spaces.

Of particular note is the snug, where a mezzanine level introduces an unexpected architectural dimension and creates an intimate, characterful space quite unlike the more formal rooms elsewhere in the house.

The kitchen is supported by a separate pantry. Two staircases rise to the first floor, reinforcing the sense that this is a house that has evolved organically over time and giving the upper floor an interesting and versatile arrangement.

There are four bedrooms in total, comprising three generous doubles and a further single bedroom, alongside the family bathroom.

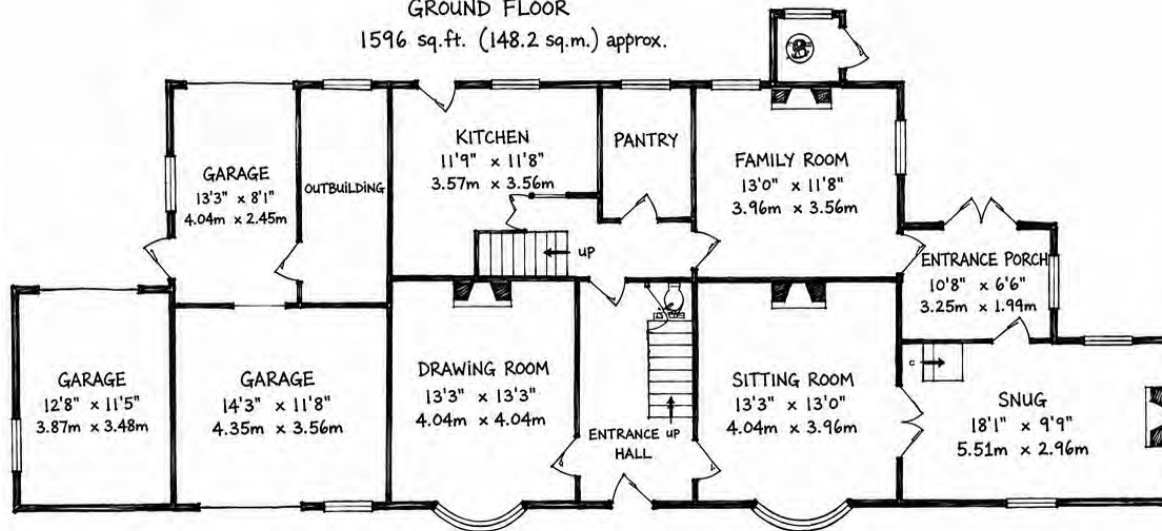
While a number of renovation and improvement works have already been undertaken, further finishing and updating remain, allowing an incoming purchaser to continue the project and tailor St. Martins to their own requirements.

Outside, the grounds are an important part of St. Martins' appeal. Extending to just over one acre (stms), they provide plenty of space for gardening, entertaining and family life, with a wildflower meadow adding to the natural character of the setting.

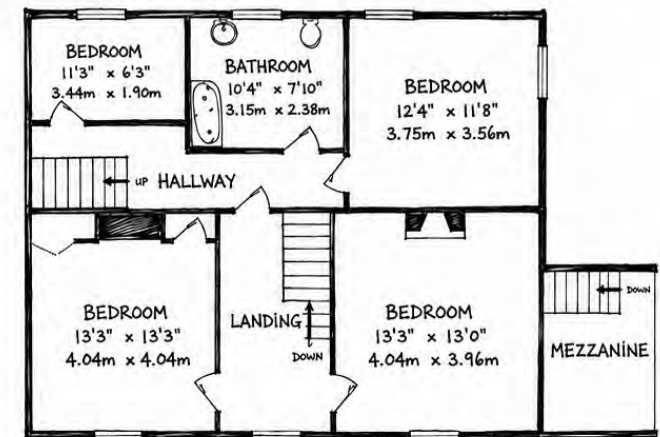
Within the garden is a partially completed structure offering the potential to create a summer house, garden room or similar retreat.

A substantial range of outbuildings provides excellent space for storage, hobbies, a workshop or other uses, adding considerably to the versatility of the property.

GROUND FLOOR
1596 sq.ft. (148.2 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 2500 sq.ft. (232.3 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.





Location

St. Martins is situated in the attractive South Norfolk village of Starston, surrounded by open countryside yet less than a mile from the bustling market town of Harleston.

Harleston has developed a strong reputation for its independent shops and businesses, with an excellent selection of cafés, pubs and restaurants alongside everyday amenities including a supermarket, doctors, dentists and veterinary surgery. Primary and secondary schooling can also be found within the town.

The surrounding countryside offers an abundance of walking and cycling routes, while the location is particularly well placed for exploring the Waveney Valley and the villages of the Norfolk/Suffolk border.

Diss lies approximately 11 miles to the west and provides a mainline railway station with direct services to London Liverpool Street. Beccles lies approximately 13 miles to the east, providing a further range of independent shops, restaurants and leisure facilities, as well as access to the Norfolk and Suffolk Broads. Norwich is approximately 20 miles to the north, providing a comprehensive range of shopping, cultural and leisure facilities and an international airport.

Families

There is something particularly appealing about the amount of space St. Martins provides without losing the intimacy of a traditional village home.

Four reception rooms allow family life to spread naturally throughout the ground floor, with separate spaces for entertaining, working from home and escaping to somewhere quieter. The snug and its mezzanine are likely to become a favourite part of the house, particularly for older children or as an informal television and games room.

Outside, just over an acre provides considerable freedom, while the extensive outbuildings are a genuine rarity. Whether used for hobbies, bikes, a workshop or simply the inevitable storage that accompanies family life, they give the property a level of practicality that is difficult to replicate.

Its position is equally compelling: rural enough to enjoy the countryside, yet with Harleston's schools, shops and everyday amenities almost on the doorstep.



Our Agent's View

"St Martins feels like a proper Georgian country house, there is a great sense of scale to the accommodation. The mezzanine above the snug is a brilliant detail and adds another layer of personality to what is already a very individual house."

Samuel Le Good | Partner



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Agent's Details



Samuel Le Good | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



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