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Skylark's Rest

Starston, IP20

A newly crafted home of exceptional specification, enjoying a beautiful countryside setting on the edge of the sought after village of Starston. Individually designed and built by a local luxury house builder, this distinguished detached home brings together intelligent design, energy efficient technology and timeless detail across nearly 2,000 sq. ft.





A New Home With Heritage Inspired Character

From the very first impression, it sets itself apart. Privately positioned behind timber gates and fronted by a handsome, timber-framed porch, the property immediately conveys a sense of quiet craftsmanship. Constructed to an exacting standard, the home is finished with bespoke joinery, heritage-style sash windows and twin sets of bi-folding doors that create seamless links to the garden.

The architecture feels rooted in Norfolk tradition, yet the detailing is firmly contemporary. Block-paved borders, paths and beautifully landscaped grounds complete the picture alongside a detached double garage and second gated driveway to the rear.

A Sophisticated Interior, Designed For Modern Living

Inside, the home unfolds with intention and elegance. The entrance hall is a grand yet welcoming space, where solid oak balustrades, luxury flooring and part-glazed front door combine to create an immediate sense of style. Throughout the ground floor, zoned underfloor heating powered by an air source heat pump delivers comfort and efficiency.

At the front of the home, a triple aspect sitting room with wood-burning stove offers a refined retreat. Considered lighting and carefully chosen materials elevate every corner, while the adjacent dining room flows seamlessly with the kitchen, ideal for entertaining.

At the heart of the home, the Masterclass kitchen complete with Neff appliances sets a new benchmark. Finished in a statement palette with Quartz worktops, brushed brass accents, and a feature splashback, this space is both stylish and functional. A central island provides seating, while twin bi-folding doors lead out to the terrace. Integrated appliances, a utility room and a boutique style ground floor W.C. complete this carefully curated floor.

Light, Space And Future Potential

On the first floor, four double bedrooms are arranged around a spacious galleried landing, all finished with luxurious carpets and feature tall ceilings. The principal suite features a beautifully designed en suite with walk-in rainfall shower, underfloor heating and a dual control towel rail.

The family bathroom takes a more individual approach, with bold tiling, deep bath and garden views. Above, a boarded loft room has been constructed with attic trusses, offering exceptional storage and future potential for conversion to a third floor (STP) a subtle yet significant example of how the home has been future-proofed.

Fronting fields, a detached double garage potentially provides a very pleasant place to work from, a gym or games room with plenty of space to create additional garaging if required.



GROUND FLOOR



1ST FLOOR



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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Landscaped Grounds With Every Detail Considered

No element of the exterior has been overlooked. From the moment the gates open, a sense of symmetry and care defines the space. Extensive landscaping, ambient lighting and hardwearing surfaces ensure year-round usability. A generous rear terrace extends from the bi-folding doors the perfect spot for summer evenings and outdoor entertaining.

The rear driveway provides access to a detached double garage with a low catslide roof, preserving views across the gardens and blending beautifully with the wider setting.

A Place For Families To Grow

The village of Starston has a warm, close-knit feel, with a strong sense of community and a slower pace of living that appeals to families.

Just minutes away in Harleston, you'll find Harleston Sancroft Academy, an all-through school rated 'Good' by Ofsted, offering primary and secondary education. Starston itself is also served by nearby preschools and nurseries, including Stepping Stones and Busy Bees, making early years care easily accessible.

The village benefits from a community hall that hosts regular local events and activities – from fitness classes and toddler groups to seasonal fairs and coffee mornings. A well-maintained play area and recreation ground provides safe space for outdoor play, with a wide network of walking paths and green open spaces nearby offering room to roam.

For day to day essentials and weekend treats, Harleston's vibrant high street includes family run cafés, a butcher, greengrocer, and a library, along with a doctors' surgery and pharmacy.



Our agent's view

*"A home of exceptional quality, built for the future but rooted in craftsmanship.
Every detail has been thought through — and it shows."*

Samuel Le Good | Partner

Agent's note: The property comes complete with a Build Zone 10 year structural warranty full details of this can be found at www.consumercodefornewhomes.com





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Agent's Details



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