



The Old Fishmonger's Arms
116 High Road
Needham, IP20 9LG

twgaze



Guide Price £725,000



- Attractive and extensively refurbished cottage
- Grade II listed
- Completely re-thatched in 2021
- Mature gardens. Total plot roughly 0.4 acre
- Ancillary buildings with power and cloakroom
- Outbuildings
- Good number of exposed timbers
- Inglenook fireplace
- Double ended driveway

Location

Needham is a village lying approximately one mile away from the Victorian town of Harleston which offers a range of shops, a supermarket, doctors surgery, public houses, restaurants and cafes. Diss lies some 9 miles to the west and offers a wider range of amenities, including a mainline railway station on the Norwich to London Liverpool Street line, sports and leisure facilities including a swimming pool, racquet and fitness clubs and 18 hole golf course. There are also 3 major supermarkets to choose from as well as a range of national and independent shops. The beautiful Heritage Coast is within a 45 minute drive and the cultural and historic city of Norwich is around a 25 minute drive away.



The Property

This attractive, prominent cottage has been extensively refurbished and re-thatched in the past 2 years, giving the unique feel of being a 'new home' within an older property, providing greater comfort and assurance from a maintenance perspective in the years ahead. The interior on both floors display a good number of timbers which contrasts against the neutral decor, whilst there are numerous other features such as original oak floor boards, exposed feature brickwork, chimney breasts and Inglenook fireplaces.

Outside

The property is approached from the road via an in-and-out gravelled driveway. To the front right boundary is a fully insulated office with Office / Store Room with WC. A field gate and pedestrian gate give access to the delightful, mature rear gardens which have been thoughtfully designed by the vendor over the past 40 years to provide enticing places to sit and relax, socialise and dine. Within the garden are two greenhouses for the green-fingered, a rose garden, terrace, arbours, pergolas and to the rear boundary sits a large timber frame outbuilding which offers up scope for a number of uses.

Services

Mains water, gas and electricity are connected to the property. Gas fired central heating. Private drainage via a treatment plant.

How to get there:

What 3 words: custodial.mutual.fines

Viewing

Strictly by appointment with TW Gaze.

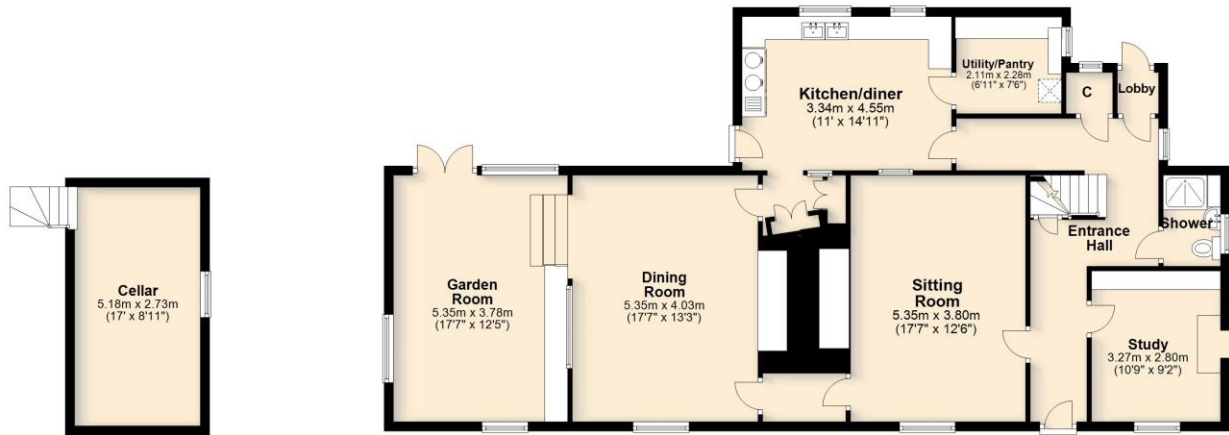
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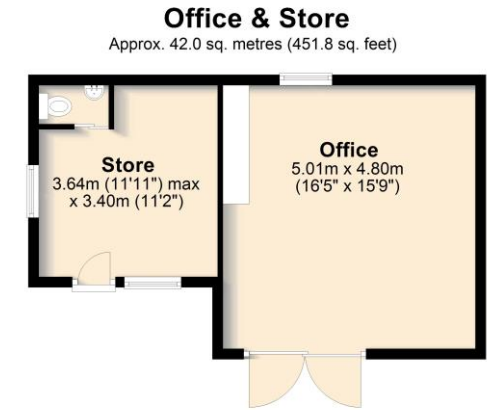






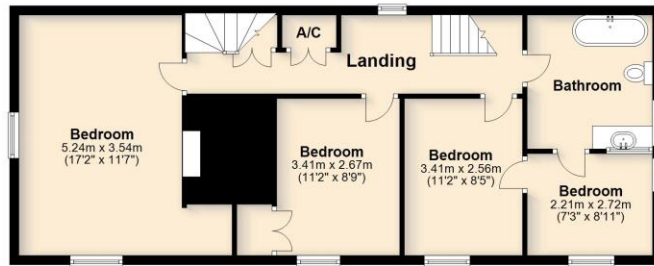
Cellar
Approx. 14.1 sq. metres (152.2 sq. feet)

Ground Floor
Approx. 129.2 sq. metres (1391.0 sq. feet)

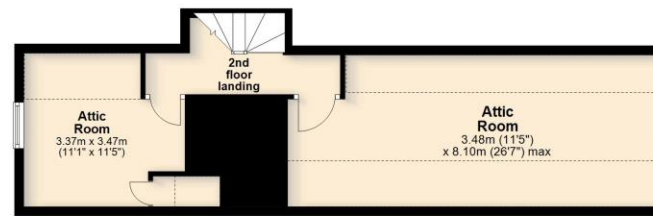


Office & Store
Approx. 42.0 sq. metres (451.8 sq. feet)

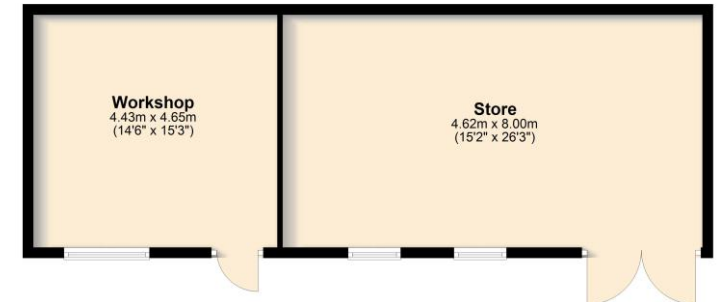
Total area: approx. 42.0 sq. metres (451.8 sq. feet)



First Floor
Approx. 71.8 sq. metres (773.2 sq. feet)



Second Floor
Approx. 49.7 sq. metres (534.5 sq. feet)



Workshop
Approx. 58.0 sq. metres (624.3 sq. feet)

Total area: approx. 58.0 sq. metres (624.3 sq. feet)

Total area: approx. 264.9 sq. metres (2850.9 sq. feet)

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