



'A Rare Opportunity'
Harleston, Norfolk | IP20 9ES

FINE & COUNTRY

A WARM WELCOME AWAITS



This is a significant and substantial Grade II period property. The house comes with fabulous outbuildings, walled garden, beautiful courtyard, and a shop space where pottery merchandise is still sold today. This six bedroomed property and multiple reception rooms together with its workshops and stores is sited in a beautiful courtyard setting. The possibilities are numerous.







- Significant Grade II Listed Period House
- Commercial Workshop and Retail Outlet
- Former Thriving Pottery
- Fabulous Outbuildings Offering Many Uses
- Main House Has Six Bedrooms
- Three Fine Reception Rooms
- Charming Partly Walled Gardens
- Convenient For The Town Centre
- A Rare Opportunity
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'The family bought this part 17th century building in 1970.' It has been developed as a family home but has significant studio and workshop spaces and a shop outlet to retail the pottery and artwork produced on site.

Exploring the house

The beauty of the house is its versatility and flexibility in terms of accommodation. There are a multitude of ways you can designate rooms to suit your own needs. The entrance hall is the first reminder of how this house is a living history. The hallway is arched. 'We believe they call this feature a 'Norfolk Pinch' because the hallway is formed between the two chimney stacks in the rooms either side of it.' It opens out into a lovely airy hallway from whence you can access most of the downstairs accommodation. There is a large reception room which has four doors to other rooms. It is a room for meeting and greeting and has a feature fireplace. You have access to the cellar from the utility room, a place with lots of space for storage.



*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The kitchen overlooks the courtyard. 'You can see the shop from here in case you need to go off to serve someone'. The kitchen is a great place for cooking and conversation and there's plenty of room to entertain. The hall leads to a suite of downstairs toilets and shower area. In addition to the reception room there are three other downstairs rooms ; lounge, dining and sitting rooms. They are great spaces. The lounge and sitting rooms have beautiful bay windows. 'We believe they were installed in the early 1900's. The sitting room has a lovely open fire. With so many places to choose to sit and relax you really are spoilt for choice in this house!

The upstairs has a family bathroom and separate cloakroom. There are six bedrooms, and they are all a great size. ' We call one the beamed bedroom' and this is where the exposed beams really do make history come alive. Two of the bedrooms have fireplaces which are a lovely feature but are currently not in use.

The outbuildings and gardens

The house, the outbuildings and shop all face onto a beautiful courtyard with an ornamental hand water pump and separate well. The well is 36 ft deep and is operational with its own water source. The courtyard currently has a wide range of pots and plants. To one side there is a step up and you pass through an archway to the lawned garden. There are two large sheds with a rooftop garden area and an arbour. The walled garden provides a great backdrop for the shrubs and trees, especially the fruit bearing, greengage, and apple trees. The garden is picturesque. It has a feeling of calmness and serenity.

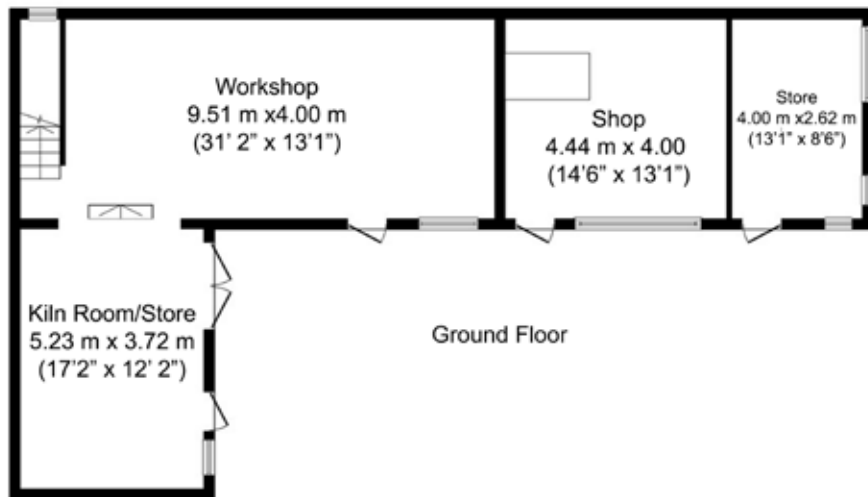
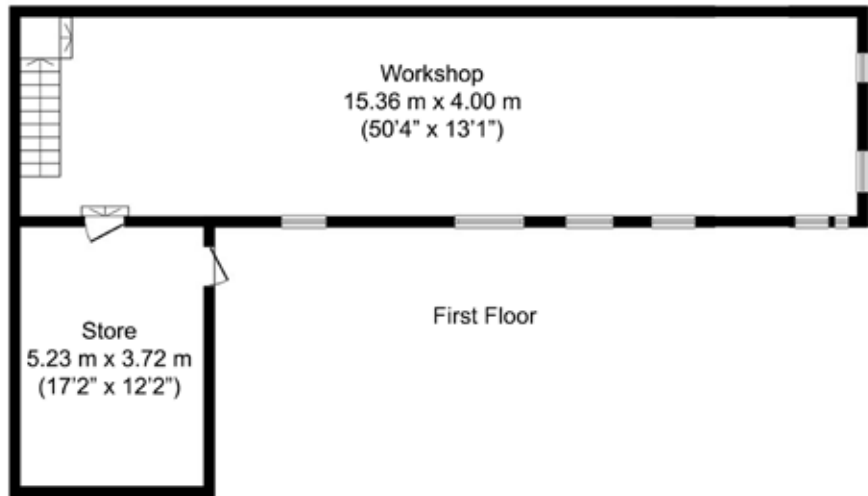
The outbuildings are two storeys high and include a retail outlet, workshops, store rooms and a former kiln room. Looking around the courtyard there are many reminders of the history of this plot. There is the old coal hole entry point and the 'chicken entrance', where hens used to access the buildings in days gone by. There is plenty to view in this fabulous setting.







Property - DIS4187
Workshops Approx. Internal Floor Area - 1900.2 Sq ft / 176.53 Sqm







LOCATION

The thriving market town of Harleston offers many amenities with a wide range of shops, a market on Wednesdays and a large Co-Op in town for groceries. It really has got something of everything! The leisure facilities are numerous and wide ranging. There is a Junior School and High School in the town. There are a multitude of community activities and a medical centre and library. There are buses to Norwich, Bungay, and Diss. You can access the main line train that links Norwich with London in nearby Diss, approximately nine miles away - journey time from Diss to London Liverpool Street Station is approximately 90 minutes. The east coast is only a short drive away, as is the gorgeous Waveney Valley. A substantial property in the town with significant accommodation and commercial potential.

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band F

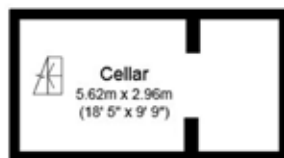
Services: Mains Electricity, Water, Drainage & Gas. Gas Central Heating.

Directions: On entering the town of Harleston from the A143, follow the road into the town and through the main street. At the far end of The Thoroughfare. Continue straight onto Redenhall Road - the property will be located on the left hand side on the corner of Station Road.

What 3 Words Location - “larger, spectacle, cobblers”



Property - DIS4187
Approx. Internal Floor Area - 2344.4 Sq ft / 217.8 Sqm



Ground Floor



First Floor

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