



## Church Street, Harleston, IP20

Guide Price £175,000 Freehold

Energy Efficiency Rating : N/A

- ✓ Maisonette Style Cottage
- ✓ Grade II Listed
- ✓ Town Centre Location
- ✓ Accommodation In Excess Of 1000sqft
- ✓ Sitting Room With Woodburner
- ✓ Three Ample Double Bedrooms
- ✓ Small Courtyard Garden
- ✓ Character Features Throughout

To arrange an accompanied viewing please call our Bungay Office on 01986 490590

**STARKINGS  
& WATSON**





Situated in the HEART OF HARLESTON TOWN CENTRE you will find this GRADE II LISTED, attached character cottage with very generous first floor accommodation. With a unique layout, this property offers more than first meets the eye. Approached from the roadside there is a shared courtyard with small space for courtyard garden leading to the front door. This in turn leads into the KITCHEN / DINING ROOM. Beyond this is the SITTING ROOM BENEFITING FROM WOODBURNER. On the first floor off the landing there are THREE VERY GENEROUS DOUBLE BEDROOMS with EXPOSED BEAMS and HIGH CEILINGS with one of the front bedrooms ideally suited to another reception room. There is also a family bathroom on the first floor. The property benefits from more space on the first floor due to the flying freehold above a commercial premises on the ground floor below. The property would make an ideal town centre retreat as well as being suitable for RENTAL / HOLIDAY LETTING if required.

#### LOCATION

Ideally situated in the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15-minute drive away, offers a further range of amenities and a direct train line to London Liverpool Street.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP20 9BB), but to help you...Upon entering Harleston on Needham Road from the A143, continue along the road as it becomes London Road. This road becomes the Thoroughfare and at the end of the High Street turn right back on yourself onto Church Street. The property can then be found on the right-hand side a little further up indicated by our for sale board.

#### AGENTS NOTE

The property is Grade II Listed and also has the benefit of a flying freehold on the first floor to the front over the commercial premises below. Externally the property benefits from a courtyard to the side which we have been advised is owned by the property although access is required to the neighbouring properties at all times.

The property is approached from Church Street itself, via a shared paved access and courtyard leading to the front door.

Entrance door to:

### KITCHEN/DINING ROOM

12' 9" x 12' 2" (3.89m x 3.71m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for freestanding cooker with extractor fan over, space for fridge/freezer, separate freezer and dishwasher, windows to side aspect, electric wall mounted heater, fitted carpet, smooth ceiling with recessed spotlighting, door to:

### SITTING ROOM

16' 4" x 11' 2" (4.98m x 3.4m) Feature wood burner set within tiled hearth, fitted carpet, electric wall mounted heater, window to side, smooth ceiling with ceiling beams, door to inner hall, door to:

### ENTRANCE LOBBY

Fitted carpet.

### INNER HALL

Fitted carpet, stairs to first floor landing, smooth ceiling, doors to:

### DOUBLE BEDROOM

17' 1" x 16' 5" (5.21m x 5m) Fitted carpet, wall mounted electric heater, secondary glazed windows to side and rear, exposed timber wall beams, steps up to a small dressing area, smooth ceiling with exposed timber beams.

### DOUBLE BEDROOM

13' 11" x 12' 7" (4.24m x 3.84m) Fitted carpet, wall mounted electric heater, secondary glazed window to front, wood ceiling with loft access hatch and exposed timber beams.

### DOUBLE BEDROOM

12' 4" x 13' 3" (3.76m x 4.04m) Fitted carpet, secondary glazed window to front, wall mounted electric heater, wood ceiling.

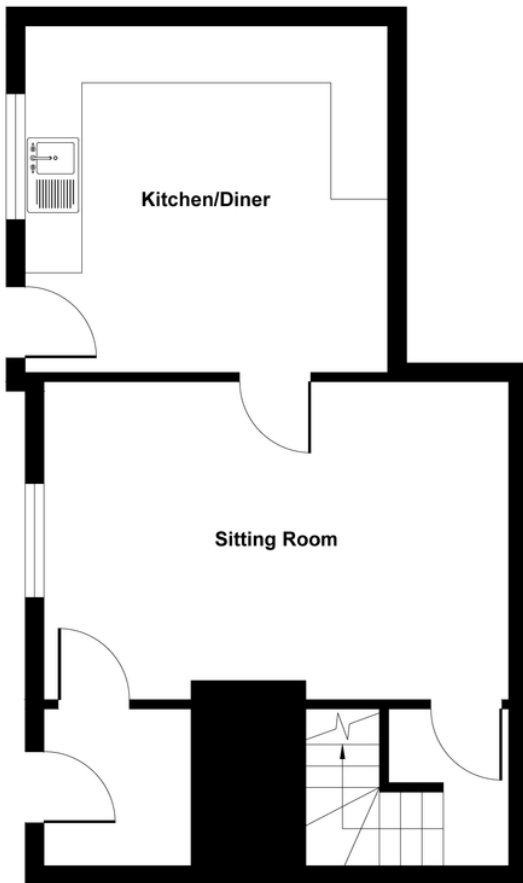
### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with shower head over, tiled splash backs, fitted carpet, wall mounted electric heater, obscure window to rear, built-in cupboard housing hot water cylinder.

### OUTSIDE

A courtyard area can be found to the side of the property with space for potted plants and seating.





**Ground Floor**  
 Approximate Floor Area  
 437 sq. ft  
 (40.59 sq. m)

**First Floor**  
 Approximate Floor Area  
 745 sq. ft  
 (69.21 sq. m)

**Approx. Gross Internal Floor Area 1182 sq. ft / 109.80 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements