



The Roundhouse
Harpley | Norfolk | PE31 6TT

HISTORICAL PROPERTY



Unique historical property in the Quint village of Harpley, this detached two-bedroom Grade II octagonal home is believed to have been built in 1844 by William Norman, the Miller of Harpley Tower Mill, for his son. This charming home has a gated driveway and garden overlooking fields and the Tower Mill. Two bedrooms, two bathrooms, living room and kitchen/diner with a separate utility room. Features include arched cast iron windows, beams, arched doorways, oil fired central heating and a woodburner.







- Popular rural Village location adjacent to open Fields & Countryside
- Character property ideal for holiday home
- Sitting Room, Kitchen, Two Bedrooms, Bathroom & En-Suite
- Off Road Parking & Enclosed Gardens
- Spectacular Views
- Thought to offer further potential
- Total Accommodation extends to 706sq.ft

The property is very unusual and unique, being built in 1844 and recorded on the building. The features in this octagonal home include beams, stable doors, cast iron windows, and an individual layout.

This two bedroom dwelling has a gated shingle driveway, suitable for three cars. There is a small mature garden, with paving surrounding the property and stunning views of the fields and countryside beyond.

This white octagonal building is something different to view and in fact live in, a very attractive and quaint building is an impressive view in a doubly impressive setting. The entrance porch, through the arched wooden doorway, is framed by a pretty trailing clematis.

As you enter the property you immediately step into the living room with a multi-fuel burner and staircase leading to the first floor. The kitchen/diner follows on from the living room and is fitted with country pine units with plenty of cupboards for storage and a built-in oven with gas hob. There is a utility room which houses the oil-fired boiler, separate from the kitchen. In addition, there is a ground floor bedroom with en-suite.

Moving up the stairs to the first floor, you will find the master bedroom with dual aspect windows overlooking the fields. Bathroom comes complete with bath, sink and enclosed WC.

Many features with wooden doors throughout, a wonderful unique home with potential for updating if you choose.

Unique historical two bedroom octagonal house, in the quaint village of Harpley, 12 miles north east of Kings Lynn just off the A148. The village benefits from a local primary school, village hall, church and The Rose & Crown Public House. A GP surgery, shop and post office are just a mile away in Great Massingham. There are numerous footpaths with Peddars Way running just west of the village. Harpley village is 11 miles from Fakenham, 13 miles from King's Lynn and 18 miles from Dereham.









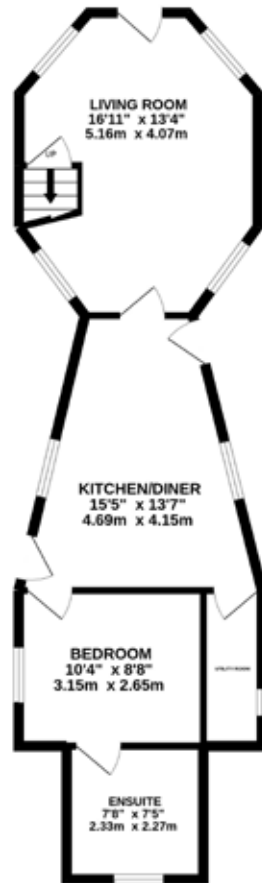








GROUND FLOOR
517 sq ft. (48.0 sq.m.) approx.



1ST FLOOR
189 sq ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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On The Doorstep...

Harpley is one of the highest villages in Norfolk at 88 metres above sea level and lies between the market towns of Kings Lynn and Fakenham within easy reach of the beautiful North Norfolk coastline. Harpley has a church, public house The Rose & Crown, primary school and the neighbouring village of Great Massingham offers a public house, post office, village shop and doctors surgery. Peddars Way is a few minutes away from Harpley and runs all the way to the coast.

How Far Is It To?...

Harpley is ideally positioned to explore the local area with attractions such as Houghton Hall (2.1 miles) Sandringham House (8.1 miles) and the windmill at Great Bircham (5.1 miles). Golfers are spoilt for choice with Harpley being central to many courses such as Kings Lynn, Hunstanton and the Royal West Norfolk golf club at Brancaster. Access to the beaches, shops, delis, pubs and restaurants along the North Norfolk coast is easy with Hunstanton 16 miles away, Burnham Market 15 miles and the seaside town of Wells-next-the-Sea 17.5 miles away. The county capital of Norwich is 35 miles to the south-east and access to London via Kings Lynn railway station takes just 1 hour and 40 minutes.

Services

OFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band A £1323.51 PA

Tenure

Freehold



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FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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