



'HISTORIC HOME IN TOWN CENTRE'
Harleston, Norfolk | IP20 9BH

WELCOME



Rich in history, and with many original features intact, this five-bedroomed house – home until recently to two artists – has that indefinable and unreproducible appeal that only comes with age. Among its many attributes is its location just a few paces from the marketplace in the centre of Harleston, putting everything you need in walking distance.







- Wonderful Grade II Listed Period House
- Great Position in The Centre of This Bustling Market Town
- No Onward Chain
- Five Generous Bedrooms
- Two Bathroom/Shower Rooms
- Wonderful Drawing Room
- Great Dining Room
- Sitting Room and Reception Hall
- Delightful Walled Garden and Garage

As soon as you step inside, you'll see an interior much older than the outside suggests, indeed, a brick frontage, as is often the case, was added on to a much earlier construction in the mid-19th century. A dossier, full of interesting information about its past, comes with the house. The original 17th-century (possibly earlier) two-up-two-down is thought to have once been a tanner's and subsequently a post office, a store and latterly a copy shop. These early spaces have no doubt seen many businesses come and go before being incorporated into the expansive family house you see today. There's so much history to be explored here!

Entry from the street is into these two oldest rooms in the property, both with stout ceiling and wall beams. A polished tiled floor with a pleasing patina extends from the hallway into the sitting room and possibly into the adjacent reception room (currently carpeted). The sitting room, the larger of the two, focuses on a massive brick inglenook with robust oak lintel and a woodburning stove in the hearth.

Behind these two ancient, beamed rooms is the somewhat newer part of the house. The rear wall of the original building still displays a 17th century window, now looking into the garden room directly behind. Access is through a pair of handsome natural wood doors. This is a light capacious room with French windows to the garden and a Victorian fireplace with pretty tiled surround.



* 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 spacious square hall in the centre of the house is typically used as the entrance due to the parking arrangement just outside at the back. This simplicity of this room, with its panelled doors, polished wood floor and elegant staircase, has a more Georgian look – with the notable exception of some very early timber framework, a leftover from the original back wall, now exposed on the stairs.

Another double width opening with timber and glass doors leads to a dining room with a practical tiled floor and a wood-burning stove. To one side of the chimney, several built-in cupboards behind old, stripped pine cottage doors provide useful storage, while at the other end of the room is a large pantry. On the other side of the chimney is an opening to the kitchen, a compact room built around three sides. The fourth wall here opens to a second staircase, likely once the maid's stairs, servicing the rear of the house. A door leads to the conservatory which the owner says is a lovely place to enjoy a quasi al fresco meal in cooler months. The kitchen, though small by modern standards, is perfectly functional, but it may be worth considering reconfiguring the layout (subject to the usual planning permissions) to create a kitchen breakfast room

Also downstairs, and off the hall, is a shower room. A trap door leads to a cellar, great for wine storage, dry and with electricity and a concrete floor.

Stairs from the central hall rise to a large galleried landing which in turn leads to two secondary landings in an interesting layout so often found in houses that have evolved over time. Five double bedrooms, many with fireplaces, share one bathroom, although the potential for creating a second bathroom on this floor certainly exists, and there is an extra WC off the central landing.

The generous family bathroom, still with remnants of a fireplace, combines a Victorian look with contemporary requirements. A basin sits on a charming old-fashioned washstand and a roll-top tub with brass shower attachments takes centre stage in the middle of the room. Meanwhile, a sleek shower cubicle, tiled in stone with a glass screen, offers a modern alternative.

To the rear, a predominantly south-facing garden is fully enclosed if gates are closed and is not overlooked. There is parking here for three cars. The L-shape of the building enables a sunny courtyard where climbing hydrangea and roses thrive on the back of the house, while extending from the conservatory is a large pergola, over which a grapevine grows. Across the garden is a large garage and workshop with flint walls and a clay tile roof. Electricity is supplied to this point, suggesting much potential for conversion to a workspace or possible guest accommodation (subject to planning permission).









STEP OUTSIDE

The busy market town of Harleston, in the heart of the picturesque Waveney Valley, offers supermarket and an eclectic mix of independent local shops as well as a market which has operated every Wednesday since 1259! Diss, with fast and frequent rail connections to Norwich and London is a 10-mile drive away and is also accessible by a regular bus service.

Agents Notes


Tenure: Freehold

Local Authority: South Norfolk District Council – Band E

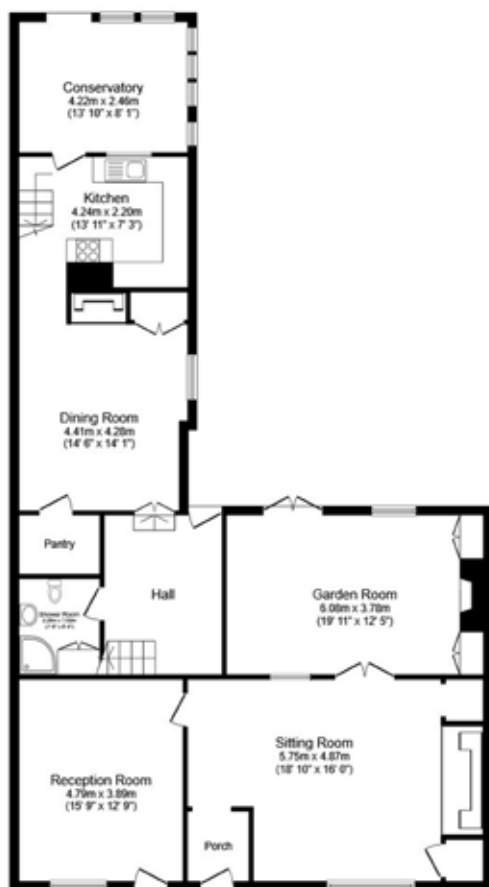
Services: Mains Electricity, Water, Drainage & Gas. Gas Fired Central Heating.

Directions: Proceed into the town of Harleston along London Road and the property will be found on the right-hand side.

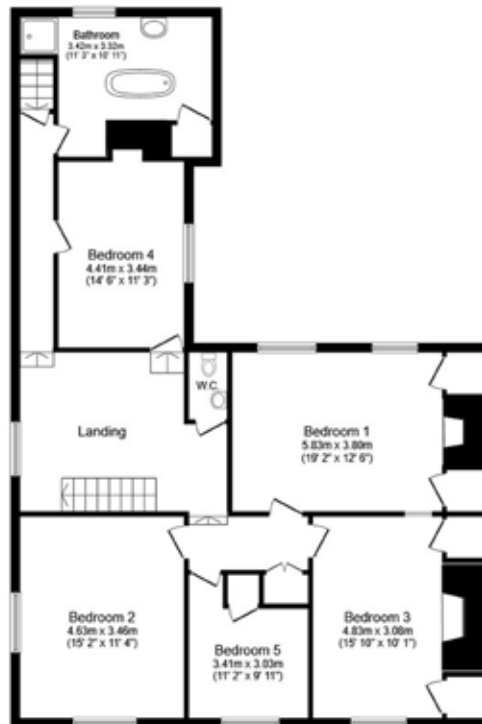
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property rainbow.hunk.handlebar

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		←
(55-68)	D	←	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Property - DIS4394
Approx. Internal Floor Area - 2904 Sq ft / 269.8 Sqm
Approx. Internal Floor Area of Garage/Workshop - 243 Sq ft / 22.5 Sqm



Ground Floor



First Floor



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