



'Delightful barn conversion in a glorious setting'
Redenhall, Harleston, Norfolk | IP20 9PG

WELCOME



This beautiful and thoughtful three bedroom barn conversion has a gorgeous walled courtyard garden and a further area of lawn and pond attracting abundant wildlife. One of a small group of barns, it's secluded but not isolated, in stunning open farmland where you can immerse yourself in nature, yet you're just three miles from Harleston.







- Excellent Barn Conversion
- Rural Location Surrounded By Farmland
- Large Open Plan Kitchen/Family Room/Sitting Room
- Useful Study and Cloakroom
- Three Generous Bedrooms one with Ensuite Wet Room
- Bathroom and Wet Room
- Charming Gardens
- Garage, Car Port and Off Road Parking

This is part of a small complex of barns that originally belonged to the neighbouring Grade II listed 16th century farmhouse. Aside from a couple of cottages nearby and the barns themselves whenever you're coming or going from the barn, you go through wonderful open countryside with lots of wildlife to be seen. It also means there's very little traffic – and as this barn is set back from the road, it's very peaceful and private. This really is a super setting and one that the owner loves. And if you want country living without feeling cut off, this will be perfect for you too.

The barn is also very accessible for anyone with limited mobility, as two of the bedrooms and living areas are on one level and there's a wet room en-suite to the master. With wide doorways and solid wooden floors, it's wheelchair friendly. There is a ramp up to the entrance door and a ramp in the kitchen.

The barn is T-shaped, with the bedrooms along one section and the reception and living space in the other, so the layout works very well. The heart of the house is a spectacular sitting room open to the kitchen and dining room, with five sets of doors facing south and leading out onto the pretty walled garden.



* 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 feature brick chimneybreast, with its lovely herringbone detailing, is double fronted and the log burner can easily warm up the whole room. That's if you need it – light floods in and you have underfloor heating, so the barn is nice and cosy and the log burner perhaps more for ambience. The vaulted ceiling in here showcases the original timbers and trusses and enhances the sense of space. When you walk into a room and see a baby grand nestled in just one corner, it shows you just how roomy this really is! There's lots of storage and preparation space in the kitchen area and the dining section can comfortably accommodate a large table, this works well for entertaining too.

The garden divides into several areas. You have the small courtyard by the entrance, beyond the cart lodge, as well as the main, south-facing walled courtyard at the front. The latter has a sunny patio and an area of lawn, as well as beautiful flowers and shrubs, including some pretty climbing roses.

Across the driveway is another area of garden, this time lawned and dotted with mature trees around the pond. There's lots of wildlife around, including deer, swallows nesting in the cart lodge, herons, newts and more.

Although the immediate surroundings are rural, when you need to get to the shops, you'll find the location surprisingly convenient. You're about halfway between the A140 and A143, so getting out and about is easy. Harleston is a couple of miles as the crow flies and about three miles by road, with Diss a little further afield. From Diss you can get the train to London or up to Norwich. Journey time from Diss to London Liverpool Street Station is approximately 90 minutes.



There's a study and cloakroom in this part of the barn, giving you a place to work from home, or for kids to tuck themselves away to do their homework. Heading back into the other wing, the master is a large bedroom with plenty of built-in storage and double doors facing west to capture the afternoon and evening sun and frame the sunset views. The second bedroom also has ample storage and double doors to another courtyard, while the third has a charming and unusual feature – stairs lead up to a sleeping platform mezzanine, which is sure to be a hit with older children.







STEP OUTSIDE

Agents Notes

Tenure: Freehold

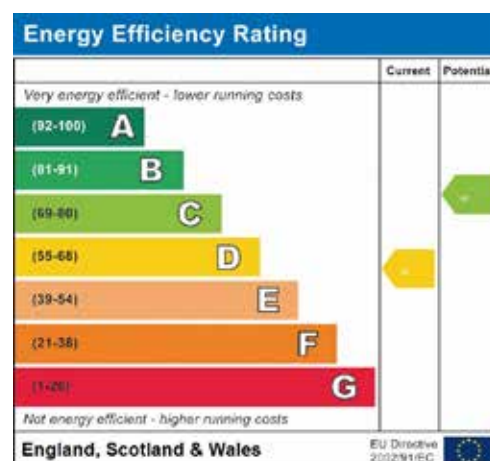
Local Authority: South Norfolk District Council
- Band E

Services: Mains Electricity & Water, LPG for Cooking, Private Drainage, OFCH (underfloor). Central Vacuum system, Ventilation system.

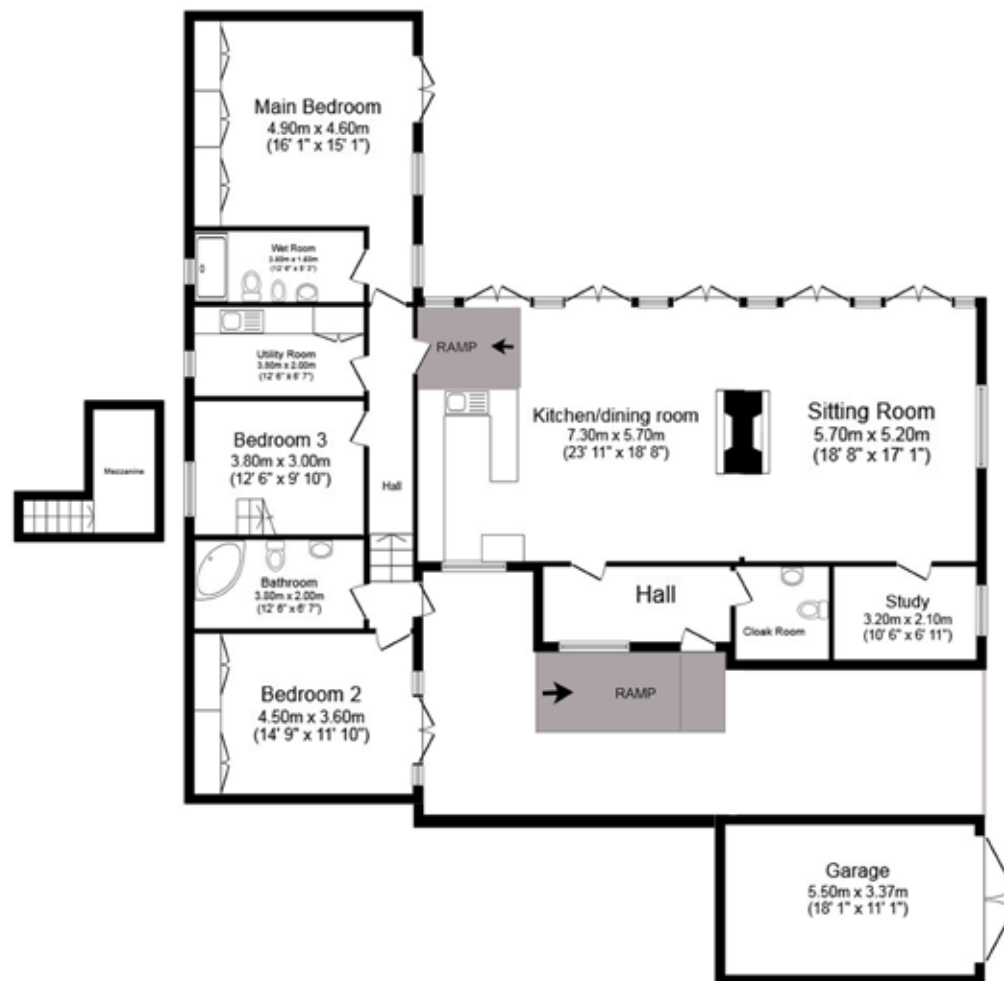
Directions:

From Diss proceed to Scole and then proceed in a northerly direction along the A140 towards Norwich. At the roundabout with the B1134 signposted The Pulhams, turn right. continue through the village of Pulham Market and through Pulham St Mary, upon reaching the village of Starston turn left immediately before the bridge up Church Hill. Follow the road and take the second right turning into Clintergate Road where the property will be found on the left being the centre barn. The Postcode is IP20 9PG

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 - headless. nails.roadways



Property - DIS4397
Approx. Internal Floor Area - 2163 Sq ft / 200.9 Sqm



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