



'STUNNING PERIOD GEORGIAN HOUSE WITH REAR BARN IN POPULAR VILLAGE'

East Harling, Norfolk | NR16 2PR

FINE & COUNTRY

WELCOME



There's more than meets the eye in this deceptively large attached period Georgian house. With at least four reception rooms, four double bedrooms and two superb bathrooms, there's space to entertain, put up guests, and work from home as well. And with a garden sizable for such a central location – and off-street parking – it really has everything you need.







- Wonderful Village Home
- Beautifully Presented Throughout
- Great Work from Home Space/Study Plus Additional Study Room
- Sitting Room with Wood Burner, Separate Dining Room
- Fitted Kitchen and Glazed Side Porch Plus Utility Room
- Fabulous Rear Sitting Room with Bedroom And En Suite Above - Potential Annexe
- Three Further Bedrooms in Main House
- Sizeable Bathroom with Large Walk in Shower Area
- Ground Floor toilet/sink
- Charming Gardens, Off Street Parking

“It’s amazingly quirky,” says the owner of this undeniably unique property – a stout, red-brick, double-fronted building, windows and corners prettily outlined in dark grey quoins, and a central front door with Georgian fanlight. As is often the case, the exact history is unclear, but it is said to have long ago been the property behind which the village’s stray animals were rounded up – hence the name on the slate tile.

Entry through the formal front door is to a central hallway with attractive clay tile flooring and stairs to the first floor. To the right, a run of three rooms, joined one to the other through coved archways, makes a united-yet-separate extended living area with a practical flow for entertaining. At the front is a splendid square sitting room with large bay window, elegant herringbone flooring and a wood-burner tucked neatly under the heavy oak lintel. Through the first arch is a formal dining room with an interesting corner cabinet, one of many original cupboards around this unusual home. The fireplace in here is not currently in use but it would be worth investigating to see if it could be reinstated – and as it shares the flue with the working wood-burner behind, signs are good.

* 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.











ANNEXE

Also showing the utility room which, with minimal work, could perhaps be used as a kitchenette to the annexe.









The fully fitted kitchen adjoining is cheerful space and well connected, being in the corner of this interesting layout. A glass door leads to a lobby which in turn leads to the rear courtyard. In the opposite corner, an opening leads to a large and very handy utility. It's not over yet though. Just as you might think you've reached the back of the property, it opens out again into a spectacular second living room on the ground floor of a fabulous new annexe. An open staircase in the corner rises to a vaulted bedroom with en-suite shower room. French doors lead to the garden behind. Called "the barn" by the owners - due to there possibly having once been a barn here and also because of its classic featheredge boarding - it offers many possibilities. Currently, it's used as a guest house. With its own front door and being at a slight remove to the main house, it would make an ideal granny annexe. It could also be turned into a self-contained unit with the adjoining utility redeployed as a kitchen - all services are already there after all. Subject to Planning.

Back in the main house, and to the left of the front door, an asymmetric room currently functions as an excellent home office.

Behind it a smaller room makes an ideal second study if two people work from home, and next to it a WC fitted with a pedestal toilet and a wash hand basin.

Three double bedrooms are upstairs, all with charming original fireplaces. The bathroom up here is a luxury space for two - twin sinks, a double-ended roll-top tub and a spectacular walk-in shower with extended rain head behind a glass brick division. Natural stone tiles meet seamlessly, floor to ceiling, enhancing the sense of space. You can see yourself spending a lot of time in here!

Informal entry these days is around the corner through double gates into the rear courtyard. With plenty of off-street parking nearby, the owners like to leave this area of garden car-free. Being sheltered on all sides, it's a lovely spot to sit with a cup of coffee or glass of wine. Through a doorway in the ancient garden wall, you enter the fully enclosed garden behind. It's a pretty spot indeed, with well-planted borders and one or two venerable specimen shrubs arching inwards. It's a space low maintenance enough for some, but one which will offer plenty of opportunities for other more hands-on gardeners.



STEP OUTSIDE

Let's hear it for East Harling, one of the prettiest and best set up villages around. Here you'll find an unrivalled quantity of services – a primary school, a butcher, a small supermarket, a post office, a pharmacist, a bakery, a hardware store, a hairdresser and two take-aways! As well as a village hall, the village is also home to lively East Harling Sports and Social Club – in walking distance – with playing fields and sports opportunities for all the family.

For wider connectivity, East Harling is situated just off the A11 between Thetford, Attleborough (both less than quarter of an hour by car) and Diss (twenty minutes), giving it a broad choice of shopping and travel options.

Agents Notes

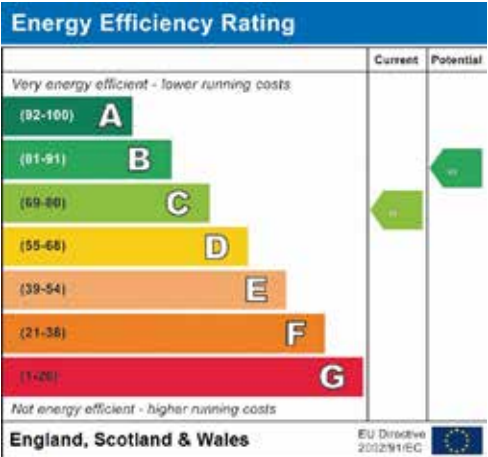
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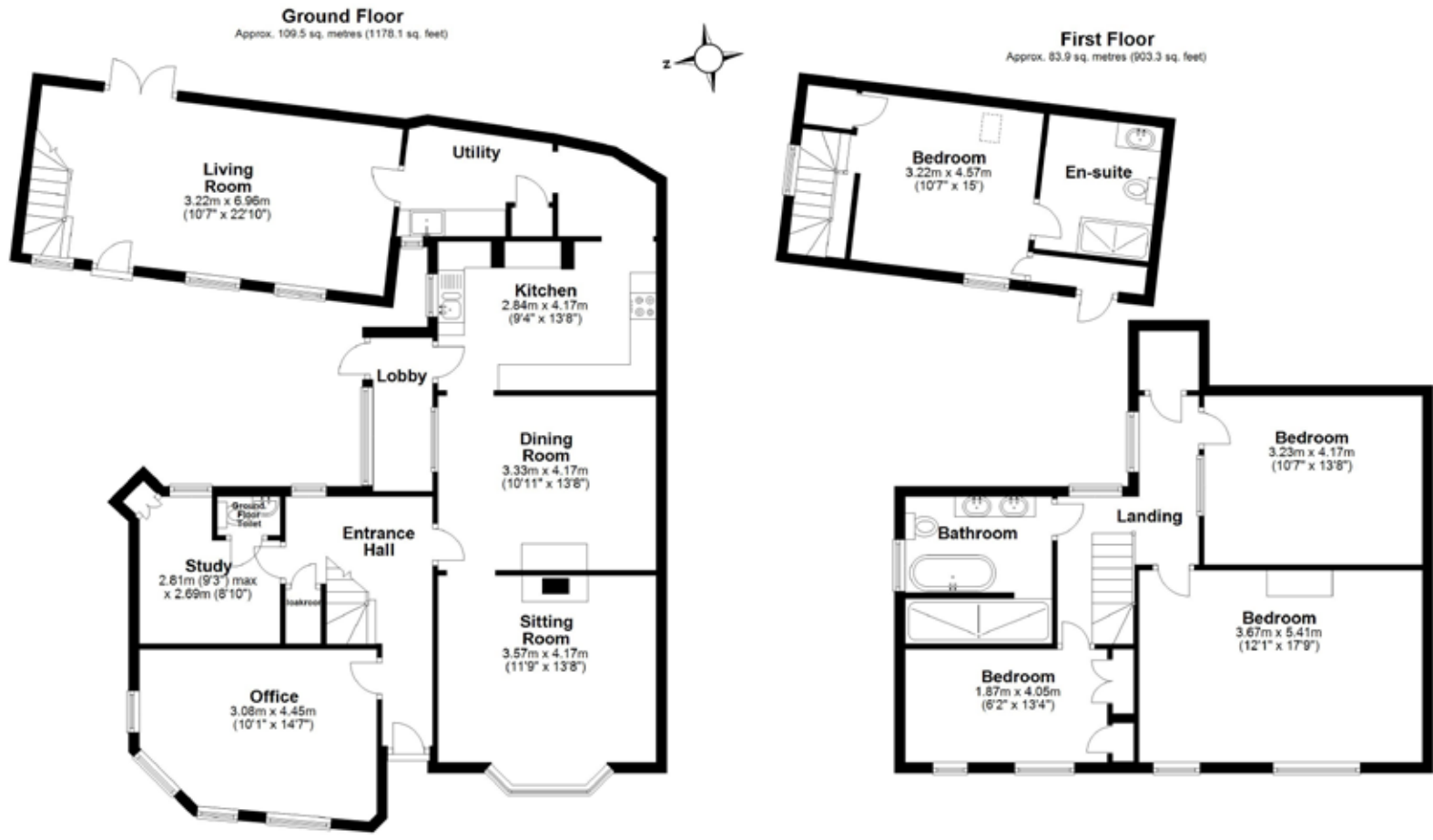
Local Authority: Breckland District Council
-Band E

Services: Mains Water, Electricity and Drainage
- Gas Central Heating.

Directions: On entering the village of East Harling the property can be found on the right-hand side on a sharp left-hand bend.

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.
formation.version.martini





Total area: approx. 193.4 sq. metres (2081.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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