



'ELEGANT HISTORIC HOME'
Harleston, Norfolk | IP20 9JN

WELCOME



This elegant Grade II listed property is conveniently located on the edge of the popular Norfolk market town of Harleston. The former coach house has four large double bedrooms, two ensuite shower rooms, a sizeable family bathroom, two spacious reception rooms and delightful, private gardens. With space and charm aplenty, this lovely home offers countless compelling reasons to discover it for yourself.







- Excellent Detached Grade II Listed Home
- Great Location on The Edge of This Popular Town
- Four Generous Bedrooms
- Two En Suite and Family Bathroom
- Two Fine Reception Rooms
- Kitchen Breakfast Room
- Useful Utility Room/Pantry
- Delightful Enclosed Gardens
- Three Bay Cart Lodge

If you are looking for a family home in a convenient location but with historic (but practical) charm, this beautiful property should most definitely be on your viewing list. Throughout the home, the rooms are generously sized and naturally bright, with large windows that invite sunlight into the property from every room.

The sitting room is an attractive room with spacious proportions. The room radiates an air of elegant tranquilly and is flooded with natural light from the dual aspect sash windows and double French doors that transition into the outdoor space. This room's inviting ambiance makes it the perfect place to curl up with a good book, or your preferred drink, throw open the French doors and enjoy the cool breeze.

The sitting room also provides plenty of versatility when it comes to furniture arrangements, with the dimensions of the room easily able to accommodate the layout that best suits your preferences. Whether you desire an intimate set up or a more open arrangement of furniture items, this room can readily adapt to your vision.

The property's double aspect L-shaped dining room is a sophisticated space and perfect for entertaining family and friends, providing ample space for a large dining table down the longer stretch of the room.



* 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.













Meanwhile, the shorter arm of the “L” offers an intimate nook, perfect for cultivating a cosy reading or informal seating area.

A spacious kitchen / breakfast room can be reached from the main hallway. As with all the rooms in this wonderful property, the kitchen is a good size and accommodates a long run of wooden base level cabinets down one length of the room, offering plenty of storage. Currently set up with a dining table and chairs, the kitchen offers more than enough space to create a dining area, making it a flexible alternative to the current dining room, should you have other design preferences in mind for this area.

From this room, double French doors lead seamlessly onto the private patio, which is screened by a tall wall, creating a private seating area from which to enjoy the tranquillity of the garden. A large double cooker with an integrated extractor hood and a ceramic butler sink with a brass mixer tap are other notable additions to this space.

For further storage, there is a handy room adjoining the kitchen, which can be used as a utility room for white goods or as a pantry for surplus store cupboard items and kitchenware.

Concluding the rooms on the ground floor, you will find a cloakroom situated at the far end of the entrance hall.

Ascending to the first floor of this handsome home reveals four spacious double bedrooms. All rooms are wonderfully bright and airy and benefit from practical built-in wardrobes that optimise storage space in every room. Two of the bedrooms enjoy access to ensuite shower rooms. The family bathroom offers ample space, providing the option to incorporate a shower if desired.

The property sits in a good-sized plot and benefits from a substantial gravelled parking area with the capacity to accommodate numerous vehicles. Vehicle entry is through a set of tall gates which lead to the three bay cart lodge next to the property.

The garden is laid mainly to lawn with an expansive patio area that meets you as you step out of the kitchen door. The garden is well screened with a large wall and shrubs around the periphery, providing plenty of privacy.

A useful garden shed affords storage for your furniture and garden equipment.

Harleston is a well-served Norfolk market town, situated near the border of Suffolk.

The town has a rich history that dates back centuries and is known for its picturesque surroundings, community spirit and historical significance. Harleston can be traced back to medieval times when it was an important market town and centre of commerce and trade.



STEP OUTSIDE



The town's layout and architecture still reflect its historic roots and the many well-preserved buildings and landmarks offer a glimpse into its past.

Today the town enjoys an array of independent shops and eateries, in addition to a primary school, high school, selection of supermarkets and other amenities. The town has also maintained its weekly market every Wednesday which provides a platform for local farmers and artisans to showcase their products.

For day trip enthusiasts, Harleston is well placed for visiting the Norfolk Broads, the Norfolk coast, and the historic city of Norwich. There are also many local walks, nearby fishing lakes and local footpaths to explore.

The popular market town of Diss is located approximately 12 miles away and provides regular, direct train services into London in only 90 minutes.
Agents Notes

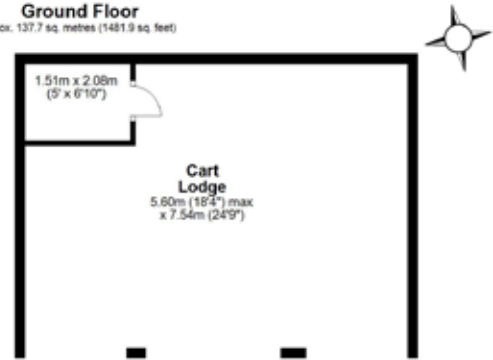
Tenure: Freehold

Local Authority: South Norfolk District Council - Band F

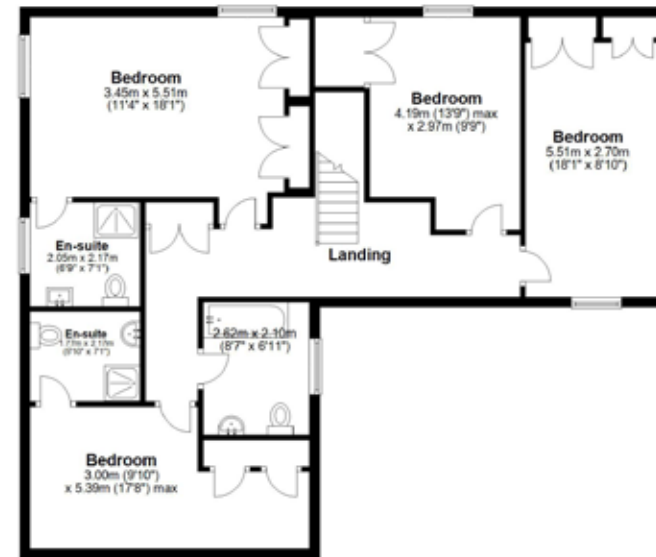
Services: Mains Electricity, Water, Gas and Drainage. Gas Fired Central Heating.

Directions: Proceed from the market town of Diss along the A143 in the direction of Harleston. At the Harleston roundabout take the first exit toward Harleston and take the second right hand turn into Shotford Road - the property will be found on the right-hand side.

Ground Floor
Approx. 137.7 sq. metres (1481.9 sq. feet)



First Floor
Approx. 96.3 sq. metres (1036.6 sq. feet)



Total area: approx. 234.0 sq. metres (2518.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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. Plan produced using PlanUp.

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

