



'MAGNIFICENT GEORGIAN TOWNHOUSE'
Harleston, Norfolk | IP20 9BE

WELCOME



This imposing Georgian house from 1790, rescued from decay and lovingly renovated to its rightful splendour, presents a truly exceptional opportunity. Everything is in place and ready to go – nine bedrooms, seven bathrooms, four reception rooms – all beautifully finished, perhaps a boutique hotel or B And B subject to planning. Alternatively, it will accommodate a multi generational family. There's more than one way to deploy this extraordinary home.







- Spectacular Georgian Grade II Listed Home
- Superbly Presented Throughout
- Recently Run As A Luxury Guest House
- Wonderful Hammam Spa in Former Bank Vault
- Eight Exquisite Themed Bedrooms
- Seven Bathrooms
- Beautiful Drawing Room And Formal Dining Room
- Magnificent Period Features Including Very Fine Staircases
- Built Circa 1790 - Originally The Gurney Bank

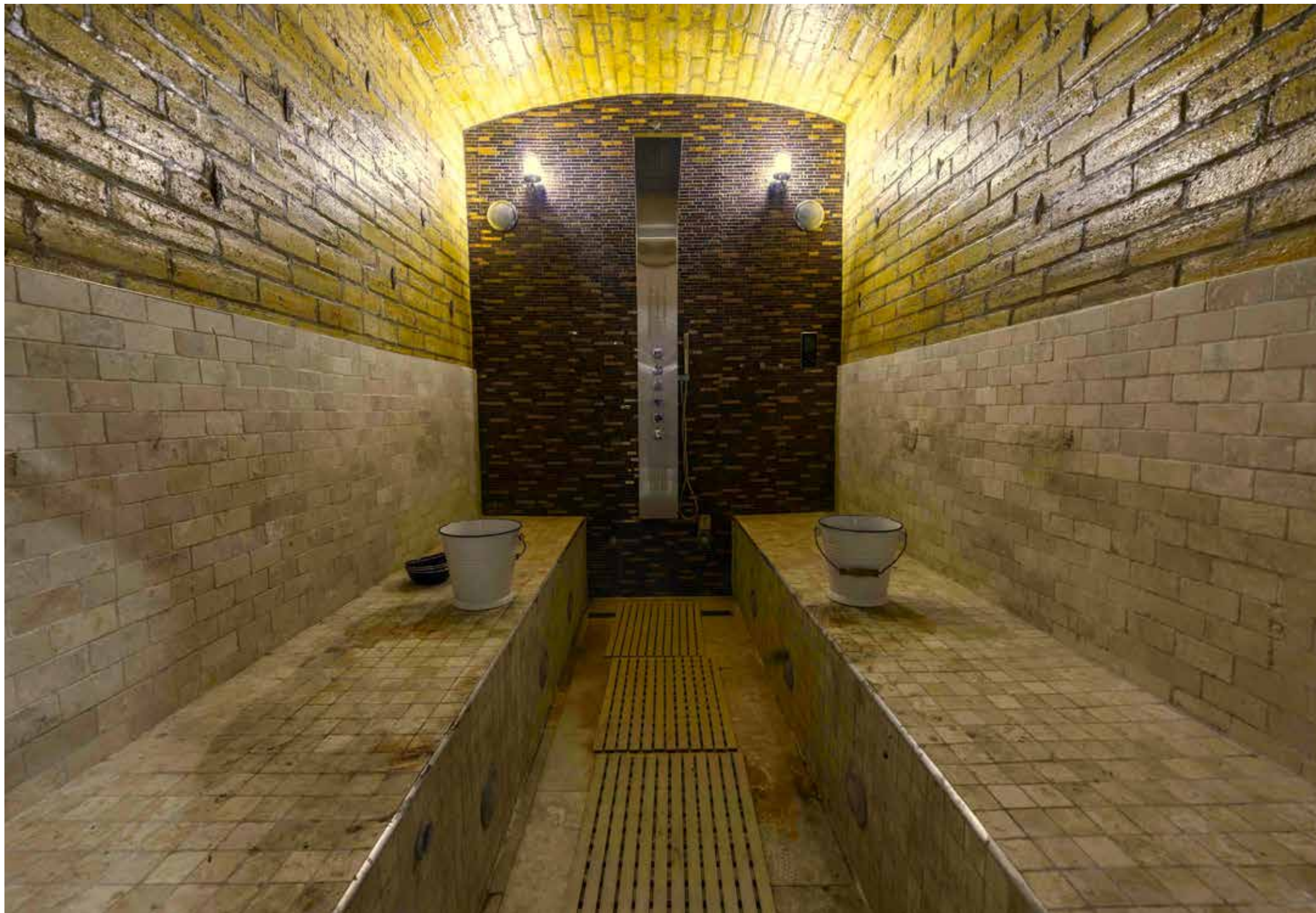
Right in the centre of town is this wonderful iteration of Georgian elegance, red brick columns under a slate roof with a stunning central entrance of stuccoed pilasters and square fanlight. It's meant to impress – and it doesn't fail.

It has been at various times a post office, a community centre and a bank – features of the latter now retained to great effect. Recently, after extensive renovations, it has operated as a luxury bijou guesthouse. Inside you'll find an abundance of Georgian elegance – vast, deep-set sash windows with internal shutters, lofty ceilings, fireplaces, polished floorboards, and a spectacular sweeping staircase. Entry is to a central hallway, typical of the period, with twin reception rooms either side. Being a detached building, these both occupy corner positions with huge windows on two elevations. One is currently set up as a dining room with several sets of tables and chairs leaving more than enough room for the baby grand piano (available by separate negotiation). Underfoot are elegant boards, stained a deep brown. A flame-effect fire occupies the chimney. Across the hall the other huge reception room is currently in use as a sitting room featuring an eclectic and stylish assortment of modern furniture and a wood-burning stove in the hearth.



* 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.













A panelled dining room is a wonderful space for more intimate meals or celebrations. Behind, a thoroughly modern kitchen offers everything the keen cook or chef needs for catering, including a large pantry and a cold store inside the former bank's cash repository.

The impressive hanging staircase with its scrolled handrail and delicate wrought-iron balusters leads to the first floor where rooms are set up for commercial use. Three sumptuous bedrooms, each with en-suite bathrooms, ideal for guests or even larger groups of friends. Of special note are the two bedrooms at the front of the house, one with a beautiful slipper bath in front of the window and four-poster bed, and the other with an extraordinary set of beautifully constructed bunkbeds - to sleep up to eight - and not one but two en-suite bathrooms.

Also on this middle floor is a highly unusual hammam spa, built in the bank's vault and with the original exposed bricks still overhead. With stone benches offering plenty of seating space for guests to sit, steam and relax, there can be no doubt of the draw of this exceptional luxury feature. The spacious landing adjacent functions as an extra seating area or possibly a private dining room.

Up on the second floor are a further five bedrooms and three bathrooms (two en-suite). These have latterly been used as family accommodation (a kitchenette is here also) but might be developed as further paying-guest accommodation.

In addition to the approximately 5,000 square feet of living space, there are also a large, boarded loft, several storerooms, and a cellar. A comprehensive description of everything that's on offer in this one-of-a-kind property would far exceed the space available here. Viewing is therefore urgently recommended in order to grasp the full potential of this resplendent residence.

The lack of outside space can be seen as a definite advantage as it means being able to lock up and leave without worrying about maintenance while you're away. There is, however, potential for a roof garden, an idea which we are told the current owners have explored.

The property is only minutes away from the Recreation ground which is a lovely space within the town ideal for a walk or picnic whilst the children play. There is also beautiful countryside for walking nearby, easily accessible from the property so plenty of scope for anyone wanting to venture further afield.





STEP OUTSIDE

The busy market town of Harleston, in the heart of the picturesque Waveney Valley, offers supermarkets and specialty 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 bus.

Agents Notes

Tenure: Freehold

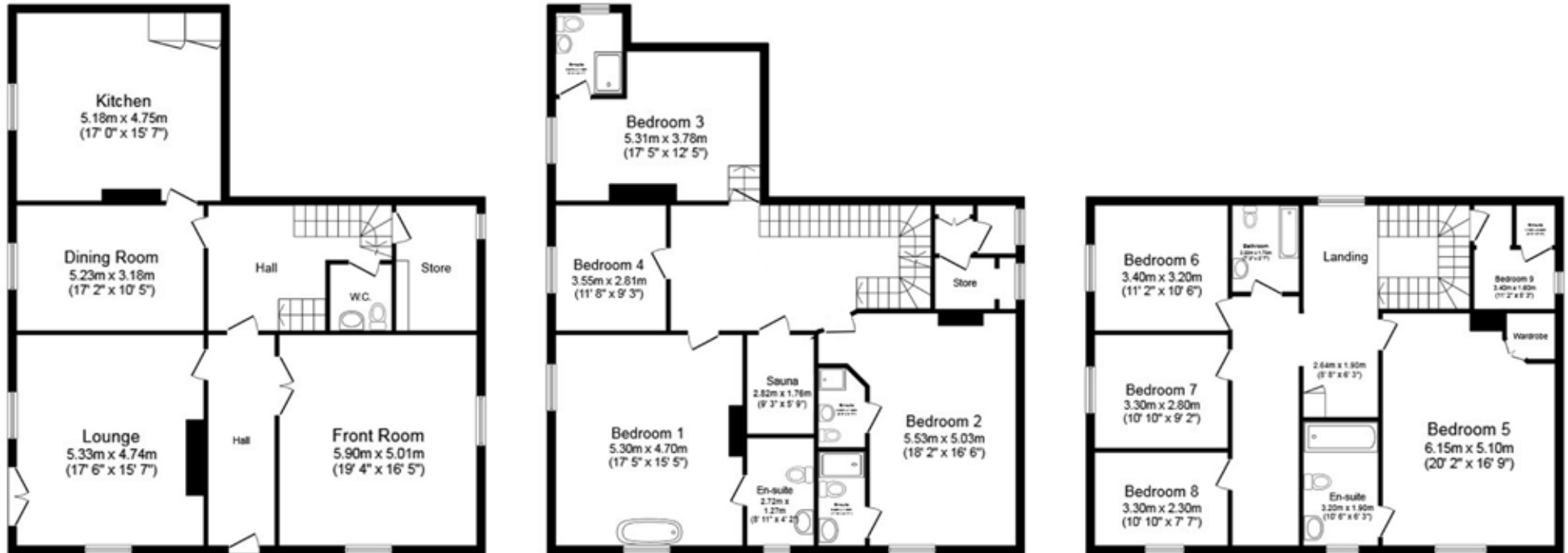
Local Authority:
South Norfolk District Council - Band F

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

Directions: On entering the town of Harleston follow the road down the high street to the bottom and take a sharp right hand turn and follow the road onto Old Market Place - the property will be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2012/27/EC	

Approx. Internal Floor Area - 3743 Sq ft / 347.8 Sqm



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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