



# RANWORTH HOUSE

23 REDENHALL ROAD, HARLESTON, IP20 9HB







## An imposing, renovated and elegant house in the sought-after market town of Harleston

Ranworth House is a delightful property having an impressive symmetrical red brick façade with bay windows to the ground floor reception rooms. Dating from the 1930s the elegance of the architecture pays homage to older periods. The result is the feeling of grand house on a manageable scale. At the centre of the house is the reception hall with feature floor and graceful staircase. There are two excellent double-aspect reception rooms to the front with feature Art Deco fireplaces. The whole house has been the subject of a complete renovation and the quality and attention to detail is apparent in every room. At the rear is a spacious dining room leading to a comprehensively fitted kitchen. Double doors open from the dining room to the rear. There is also a spacious utility room with separate cloakroom.

On the first floor there are three well-appointed double bedrooms with the principal having an ensuite shower room. There is also a family bathroom. The property is on a corner plot and bordered by mature hedging. A central path leads from Redenhall Road to the front door but

there is a driveway off Station Road providing parking for several cars leading to a detached garage. At the rear of the garage is a useful studio that can be used for a variety of purposes. The gardens wrap around the house and are well-stocked with a wide array of mature shrubs and trees.

### LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

### SERVICES

Gas central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band E



3



3



2



9 miles



EPC









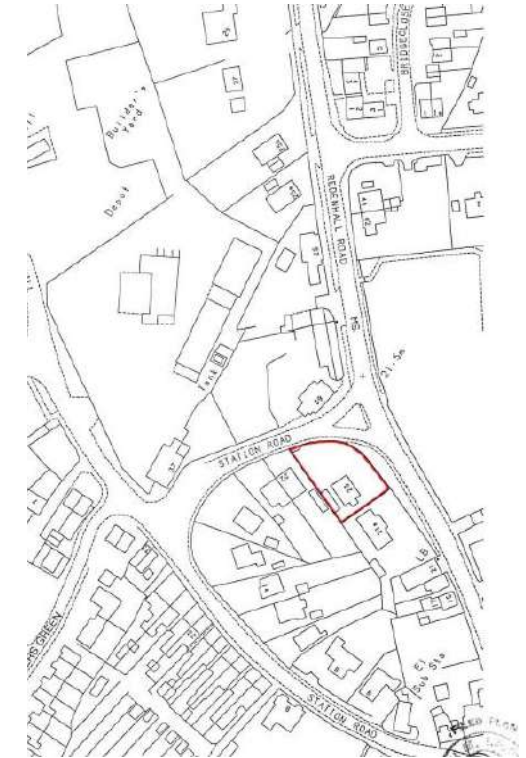
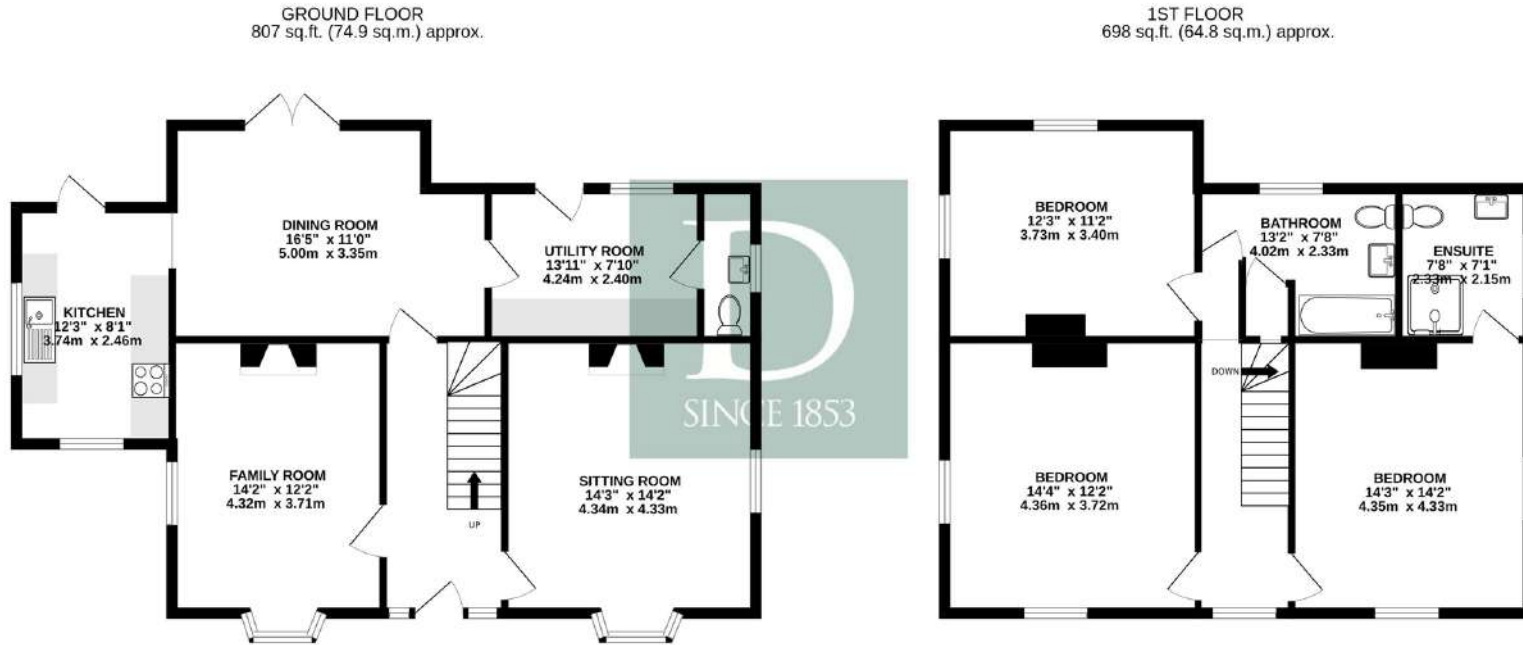






## FLOOR PLAN

## LOCATION MAP



TOTAL FLOOR AREA: 1504 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

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