

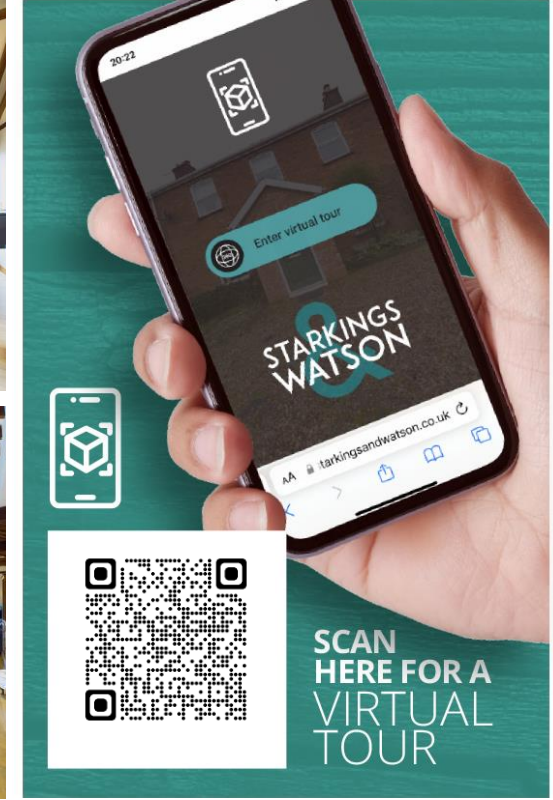
CLINTERGATE ROAD

# Redenhall, Harleston IP20 9PG

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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- Attached Barn Conversion
- Stunning Open Plan Main Reception
- Kitchen with Vaulted Ceiling & Beams
- Three Large Double Bedrooms
- Two Bathrooms, WC & Utility Room
- Grade II Listed Complex with Lots of Character
- Private Courtyard Style Gardens
- Parking, Garage & Car Port

#### IN SUMMARY

This characterful and charming attached BARN CONVERSION forms part of a small group of barns set within wonderful RURAL SURROUNDINGS yet within easy reach of both HARLESTON and DISS. Offering SINGLE STOREY ACCOMMODATION extending to approximately 2500 SQ FT (stms) has been adapted for wheelchair access and has gorgeous low maintenance walled courtyard gardens and a further area of lawn and pond attracting abundant wildlife. Internally you will find an entrance hall, w/c and the VERY IMPRESSIVE MAIN RECEPTION with VAULTED CEILINGS, BEAMS, double sided fireplace with WOODBURNER and access onto the garden. The reception is semi-open plan to the kitchen beyond. There is also a separate study room. Off the central hallway you will find THREE AMPLE DOUBLE BEDROOMS, a mezzanine area, TWO BATHROOMS and a utility room. The property is complete with PARKING, CAR PORT and GARAGE.

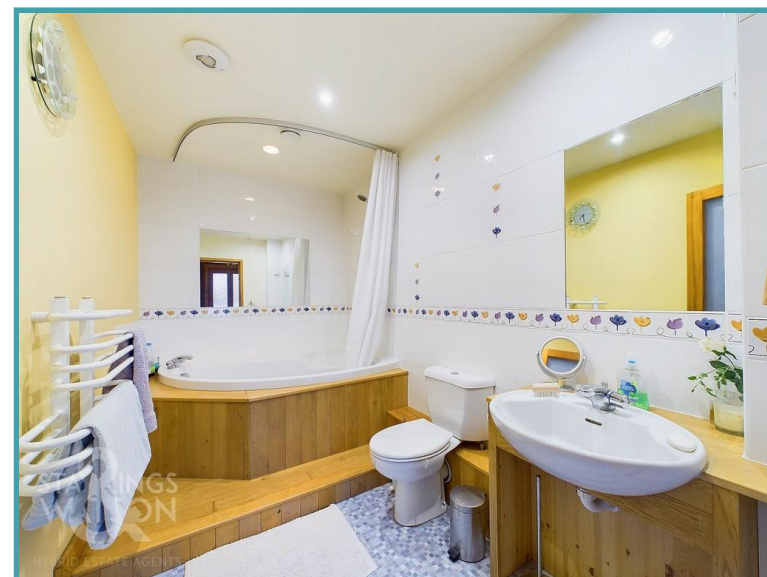
#### SETTING THE SCENE

Approached via the sweeping shared shingled driveway with attractive gardens and pond to the left, you will find 2 parking spaces in front of the garage and the car port with another covered space found under the car port. Through the car port there is a courtyard entrance leading to the main entrance door. The garage to the front offers excellent

space for storage or even a possible conversion into living accommodation (stp) and has power and light with double doors to the front.

#### THE GRAND TOUR

Entering the main entrance door via the courtyard you will find a porch hallway with a w/c and tiled flooring. Using a traditional barn door you lead through into the open plan kitchen/reception space. The solid wood kitchen offers plenty of storage with a breakfast bar and solid worktops over. There are integrated appliances to include electric double oven/grill, LPG gas hob, dishwasher, fridge/freezer and water softener. A lovely wooden flooring links the spaces with a large dining space separated by a back to back central fireplace housing a woodburner with the sitting area found beyond. The sitting and dining room offer vaulted ceilings and exposed beams as well as multiple access points leading out onto the garden. Beyond the sitting room is a study room. Using a gradual ramp beside the kitchen you will then find the central hallway leading to the bedrooms. The first room to the right of the hallway is the main bedroom. A large room with a range of fitted wardrobes and doors out onto the rear garden as well as vaulted ceilings and beams. The main bedroom benefits from a large en-suite wet room/shower room. Next is the utility room with airing cupboard, counter tops and space and plumbing for white goods. Adjacent is the third bedroom, a sweet room with the addition of a mezzanine landing space. Next is the main family bathroom with a shaped feature bath and shower over, as well as wood panelling. Beyond is the final bedroom with double doors onto the front courtyard and a range of fitted wardrobes. Unusually the house is fitted with a centralised vacuum system as well as a central ventilation system too. Heating is provided via underfloor oil fired central heating.



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Bungay Office on **01986 490590**



### THE GREAT OUTDOORS

The gardens are divided into several sections. Firstly you have the small courtyard by the entrance, accessed via the cart lodge, a pleasant entrance area suitable for a table and chairs with access to the main entrance door. There is then the main, south-facing walled courtyard with multiple accesses from the principal reception space. The garden has a sunny patio and an area of lawn, as well as beautiful flowers and shrubs, including climbing roses over the pergola. Across the driveway you will find another area of garden, this time lawned with mature trees around the pond. The boundary to the front within the section of garden is open with the neighbouring barns with part of the pond also forming part of the boundary. Found within this section of garden is a timber shed. There's lots of wildlife around, including deer, swallows nesting in the cart lodge, herons, newts and more.

### OUT & ABOUT

Ideally situated close to the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

### FIND US

Postcode : IP20 9PG

What3Words : ///slides.elections.finalists

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Buyers are advised of the following details; Mains Electricity & Water are connected, LPG for Cooking, Private Drainage via sewerage treatment plant and oil fired underfloor central heating. In addition there is a central Vacuum system and ventilation system. As with many converted barn complexes there are restrictive covenants in place for which details can be provided to interested parties. The property is also Grade II Listed tied as part of the adjoining listed farmhouse.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

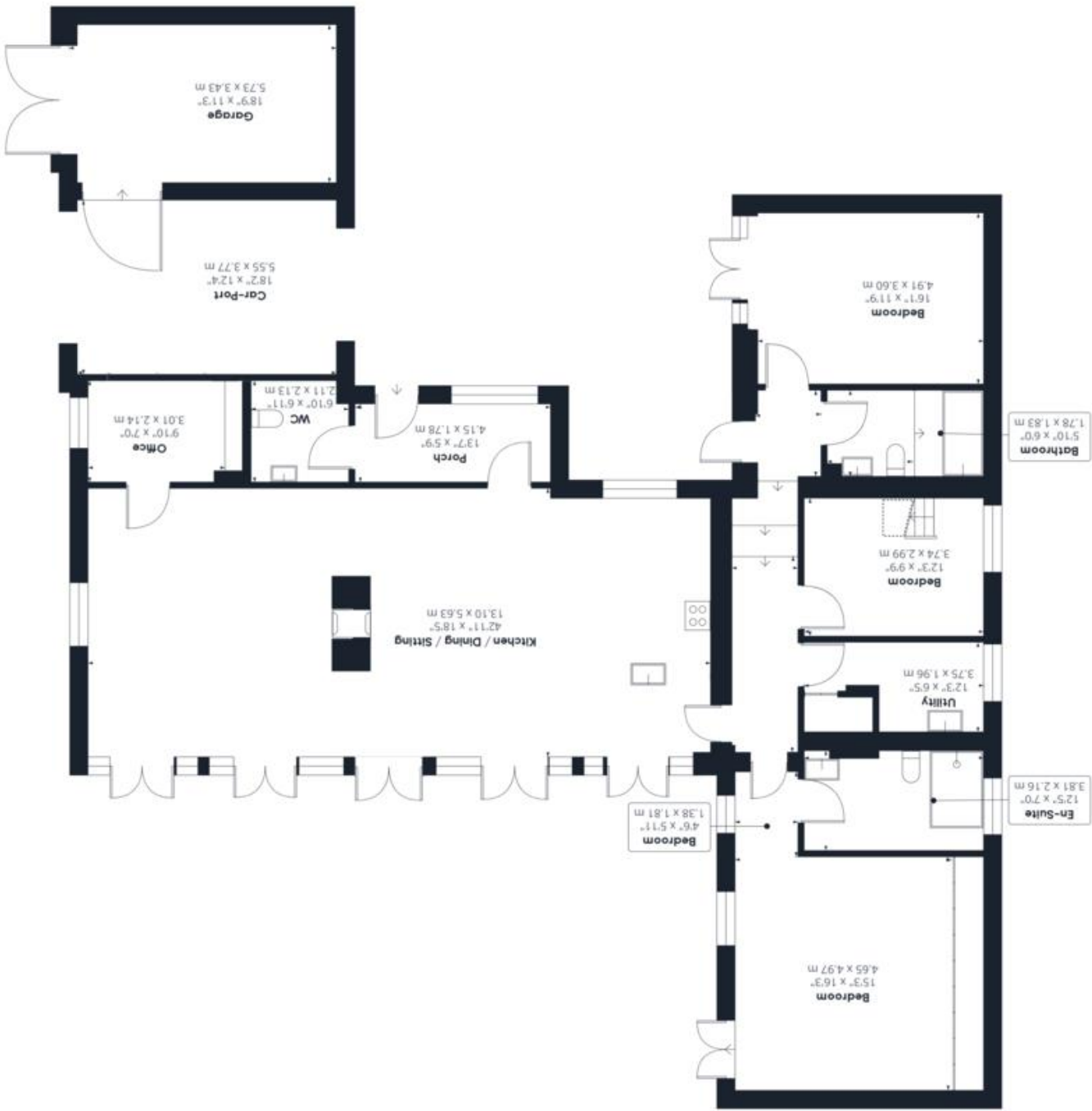
Price:



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Ground Floor



Approximate total area<sup>m</sup>  
 2433.2 ft<sup>2</sup>  
 226.05 m<sup>2</sup>  
 Reduced headroom  
 6.38 ft<sup>2</sup>  
 0.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.