



THE STORY OF

Harnser House

Shotesham All Saints, Norfolk

SOWERBYS

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THE STORY OF

Harnser House

Chapel Lane, Shotesham All Saints, Norfolk
NR15 1YP

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Extraordinary Family Home

Nestled Amongst 1.3 Acres of
Enchanting Grounds (STMS)

Masterful Architecture

Accomplished Blend of Open-Plan
and Traditional Receptions

Almost 4,000 Sq. Ft. of Embracing Accommodation

Charming Design and Personality

Arranged Primarily Over a Single Storey

Luxurious Principal Suite

Sprawling South-Facing Terrace

Large Driveway and Garage

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“...an idyllic lifestyle to be cherished for years to come.”

Nestled peacefully amongst mature and thriving gardens, this extraordinary home encapsulates all that is brilliant about inspired architecture, bold design, and a keen eye for functionality. Combine said architectural prowess with a charming understanding of what makes a truly fulfilling family home and the result is amongst the most individual of homes, capable of providing an idyllic lifestyle to be cherished for years to come.

Whilst exploring the almost 4,000 sq. ft. of immaculate accommodation curated

at Harnser House, reams of natural light fill many a vaulted ceiling from windows adorned with the ever changing vista of the seasonal gardens and rolling countryside beyond. A kitchen showcases bold yet timeless cabinetry and makes for a pleasingly versatile space with an enormous breakfast bar island and ample room for a breakfast table and seating area, bathed in sunshine and tranquil garden views. Hosting friends and creating family memories is easily envisaged in such a welcoming space.





“...the ever changing vista of the seasonal gardens and rolling countryside beyond.”



Alongside the homely embrace of an open-plan family room, is the high impact drama of an extraordinary formal living room – fully vaulted ceilings, exposed timbers, an entirely glazed gable and proportions that must be seen to be believed make for a striking, yet somehow soft and homely, environment. No less than three sets of sliding doors reveal a sprawling south-facing sun deck sitting under a full height timber porch, serving as a harmonious threshold between this magnificent room and the natural surroundings in which it sits. Long afternoons as a family amongst the embrace of nature feel amongst the fabric of the design here.

Elsewhere, the dining room and additional family room bring masterful balance to the home whilst the well-equipped utility/boot room and adjacent shower room inject invaluable functionality.





A wing of bedrooms provides no less than five elegant rooms, each with a distinct personality. The opulent principal suite boasts reams of natural light, idyllic garden views and direct access via bi-fold doors, a dressing area, a mezzanine floor and, of course, an en-suite showcasing outstanding design and a calming palette.

Two further bedrooms also benefit from direct access to the garden and their own mezzanine floor also. In a master stroke of family design, each of these three rooms are interlinked via the mezzanines – a shameless and inspired injection of personality to make for the childhood bedroom of dreams! Two further guest bedrooms include one served by an equally luxurious en-suite, whilst the remaining rooms are served by the family bathroom, complete with a statement roll-top bath.



Of course, not to be outshone by the statement home, the grounds in which it sits are every bit as enchanting. 1.3 acres (STMS) of gardens are full of life and intrigue with many handsome trees keeping watch over well-stocked seasonal beds. A sprawling lawn means younger family members have all the space they could desire to stretch their legs whilst meandering paths mean you're sure to find a quiet spot to enjoy nature's embrace.





“...gardens full of life and intrigue, where handsome trees keep watch over well-stocked seasonal beds.”



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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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ALL THE REASONS

Shotesham All Saints

IN NORFOLK
IS THE PLACE TO CALL HOME



One of South Norfolk's most desirable villages, Shotesham All Saints is steeped in history, extending back in excess of 1000 years. Located on the valley of the River Tas, Shotesham has a local conservation group, a village pub, and many attractive period listed properties. There are numerous walks and bridleways, and Boudicca Way, named after the Iceni warrior queen, passes nearby, providing a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 8 miles south of the city, Shotesham All Saints is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled

streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“...a striking, yet somehow soft and homely, environment.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Air source heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:- 8861-7429-5759-8368-0922

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///overlaid.swift.rocket

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