



Redenhall - IP20 9QW

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HYBRID ESTATE AGENTS



Redenhall

Harleston

Nestled in a picturesque RURAL VILLAGE setting, this exceptional FOUR/FIVE BEDROOM DETACHED home presents a rare opportunity to acquire a piece of history in the heart of the SOUTH NORFOLK countryside. Dating back to the 17th century, this GRADE II LISTED house has been thoughtfully maintained, retaining a wealth of PERIOD FEATURES including exposed beams, original fireplaces, and charming sash windows. Internally, the property offers over 1,700 square feet of flexible living space (STMS), with a versatile layout that can accommodate four or five bedrooms alongside two generous reception rooms. The accommodation is arranged to suit both family living and those seeking space to work from home as well as multi-generational potential. The principal rooms enjoy delightful views of the surrounding grounds with FIELDS BEYOND and the historic Redenhall Church to the front. Of particular note are the IMPRESSIVE OUTBUILDINGS, extending to over 1,100 square feet (STMS), providing a wealth of options for business use, creative pursuits, or further development (subject to the necessary consents). The grounds of this unique property are truly outstanding, extending to OVER ONE ACRE (STMS) and providing an idyllic setting for outdoor living. The gardens are beautifully established, with sweeping lawns, mature trees, and a variety of planting that create a private and tranquil retreat.



To the rear, the property enjoys an open aspect across ROLLING FIELDS, with a gentle stream adding to the sense of peace and rural charm. The grounds offer ample space for entertaining, gardening, or simply relaxing while taking in the countryside views. The outbuildings are discreetly positioned and easily accessible from the driveway, making them ideal for a range of uses, from workshops to home offices or even guest accommodation (subject to planning). Completing the listing is an EXPANSIVE DRIVEWAY to the front providing off road parking for multiple vehicles. Redenhall is a small village located on the outskirts of the market town of HARLESTON which offers a full range of local amenities and schooling with mainline links to London found 11 miles west in the town of Diss.

Council Tax band: E
Tenure: Freehold

- Detached 17th Century Grade II Listed Home
- Stunning Grounds Of Over 1 Acre (STMS)
- Period Features Retained Throughout
- Over 1700 SQFT Internally (stms)
- Flexible Layout With Four/Five Bedrooms & Two Receptions
- Impressive Outbuildings Over 1100 SQFT (stms) With Business Potential
- Open Field Aspect To The Rear With Stream
- Views Of Redenhall Church To The Front



SETTING THE SCENE

The house is approached via the Bungay road that runs through centre of Redenhall with a low level brick wall to the front leading onto the expansive front driveway. The driveway is shingled and offers off road parking for around 8 vehicles. There is a gated access from the driveway into the rear garden providing a vehicular access into the garden and to the outbuildings. The main entrance door is found to the front of the house from the driveway

THE GRAND TOUR

Main House - Entering via the main door at the front there is small lobby area which leads to the kitchen/dining room in one direction and the sitting room in the other. The kitchen/dining room is a traditional country style space with a range of wall and base level storage with wooden worktops over. There is an inset double range oven and hob as well as space for various white goods and the space for the table. The kitchen leads out to the rear lobby and the garden beyond providing a space for coats and shoes. The main sitting room is a wonderful space with a bright dual aspect and tiled flooring. There is also a stunning inglenook fireplace housing a woodburner and double doors out to the garden. Stairs lead to the first floor landing whilst a corridor leads to the flexible ground floor bedroom/annexe space. A door also leads to the ground floor bathroom which is a very attractive space split into two distinct sections with Jack and Jill doors meaning it could easily be separated into two separate rooms if required. There is a traditional tiled floor, roll top bath, hand wash basin, w/c and large double walk in rainfall shower. The rear hallway leads from the bathroom and offers a staircase to the bedroom above as well as a door out to the garden. The ground floor bedroom is a sizeable room and could of course be used as a bright reception room if required but lends itself perfectly to secondary/annexe accommodation with the bedroom above. The bedroom on the first floor above is adorned with exposed timber beams and a pitched roof and has a natural divide separating dressing areas and bedroom space. Using the main staircase off the sitting room you will find the first floor landing leading to three bedrooms and a w/c. There is a single room initially with a double room adjacent that are linked via an internal door. Next is the w/c with hand wash basin with the master bedroom adjacent benefitting from a triple aspect and original mullion windows.

Outbuildings - The impressive clad outbuildings offer huge possibilities for both residential and commercial uses (stp). The space extends to over 1100 Sq. Ft in total and is separated into two sections. Firstly you will find an excellent studio space accessed via the main door with views over the gardens beyond and extensive worktop space with fitted storage. Beyond is the shower room and w/c providing facilities as well as another door leading out to the garden. In the other direction is the sitting room fitted with a cosy woodburner and fitted seating and storage with double door leading out to the garden. An internal door leads into the separate workshop which can also be accessed via the garden directly. The workshop is a large space suitable for a number of uses.

FIND US

Postcode : IP20 9QW

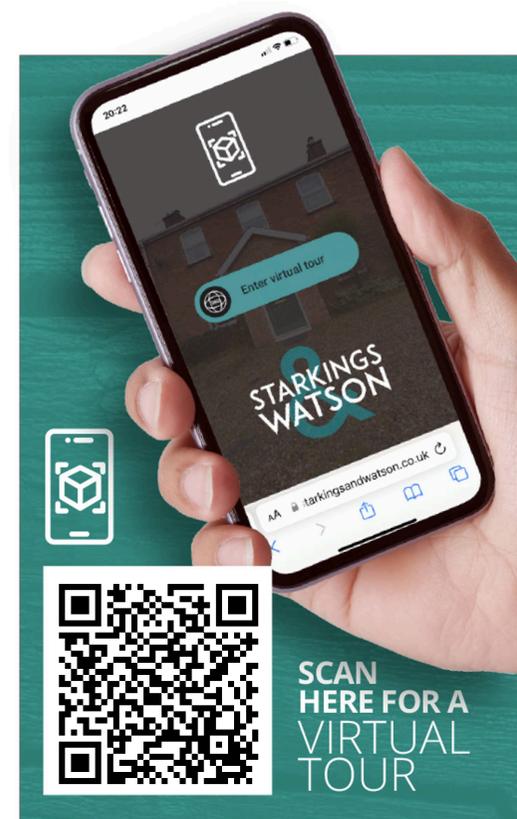
What3Words : ///melt.revise.beak

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised that the house is Grade II Listed. Drainage is provided by a private septic tank installed in 2020 with Gas central heating, mains water and mains electricity connected. Flood defences have been built into the rear garden as a precaution against any future flooding.







THE GREAT OUTDOORS

The impressive garden space and plot which totals just over 1 acre (stms) offers a large shingled terrace at the rear of the house providing the perfect place for sitting and entertaining. This shingled area leads to the outbuildings as well with steps down onto the lawns. There are also raised planting beds with well stocked borders with extensive flood defences built into the bank surrounding the outbuilding with a flood gate also. The lawns are expansive providing plenty of space for all the family to enjoy. There is a range of various timber built sheds and stores as well as mature hedging and trees. To the very end of the garden is a covered BBQ area and entertaining spot with views across the fields and stream.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2865 ft²
266.4 m²

Reduced headroom

134 ft²
12.5 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.