



8 OLD POST OFFICE COURT

HARLESTON, NORFOLK, IP20 9AL



A charming and characterful Grade II Listed period house with spacious and versatile accommodation with a delightful established garden. The house is tucked away in the heart of the popular market town of Harleston

The property is an imposing and characterful attached Grade II Listed period house in the heart of the popular market town of Harleston. It has been lovingly updated and refurbished by the current vendors and now provides spacious, versatile and charming accommodation.

The front door opens to the entrance hall and to either side is a reception room. One is a sitting room with woodburning stove and the other a multi-functional snug. The snug leads into the orangery dining room with French doors to outside. In turn the dining room connects to the spacious kitchen which is fitted in a comprehensive range of units. There is a useful pantry and double doors lead from the kitchen to the garden. Off the kitchen is a utility room/cloakroom. Of the first floor of the principal section of the house is a double bedroom and an impressive family bathroom with free-standing roll top bath and separate shower cubicle. There are two second floor bedrooms, both with a wealth of exposed timbers.

From the kitchen, a set of stairs rise to a fourth bedroom, making it ideal for guests.

The property is approached via Old Post Office Court with parking to the front. There is a charming courtyard to the front of the orangery which is perfect for morning coffee. The gardens are a real delight and a wonderful surprise for the heart of the town. They are established with a range of shrubs and trees with the majority laid principally to lawn. The property has a garage and workshop which is a real benefit in the heart of the town.

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.



4



3



2



9 miles







FLOOR PLAN



SERVICES

Gas fired 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 Council

Council Tax Band C

AGENT'S NOTE

Please note it is a shared driveway to access the property.

ENERGY RATING

The property is exempt from needing an energy certificate because it is Grade II Listed.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.

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CONTACT US

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