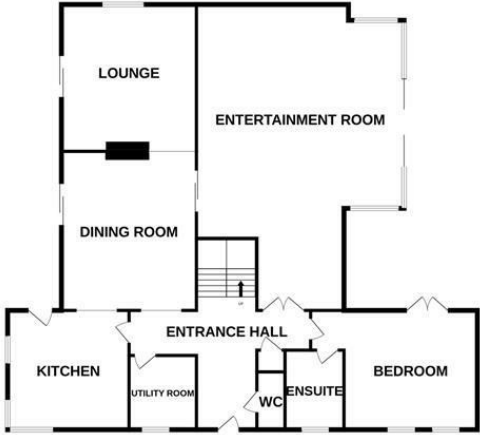
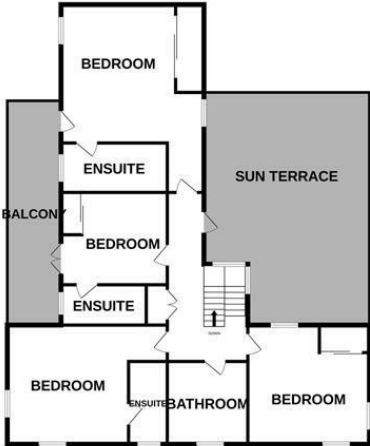



GROUND FLOOR



1ST FLOOR





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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Mount Pleasant Farm Kenninghall Road | | East Harling | NR16 2QD


Offers In Excess Of £925,000

Gilson Bailey are absolutely thrilled to present, with no onward chain, this exceptional and rarely available five-bedroom detached family residence—a true hidden gem—nestled on a substantial, private plot in the idyllic and highly sought-after village of East Harling. This stunning, fully renovated and thoughtfully extended home offers the perfect blend of elegance, luxury, and modern convenience, making it an ideal sanctuary for growing families or those seeking space, tranquillity and effortless style. From the moment you arrive, you are greeted by impressive iron gates that open onto a sweeping driveway, leading to a triple garage and workshop, all set within beautifully maintained wrap-around gardens offering both space and seclusion. Inside, the property showcases a grand entrance hall that sets the tone for the high-quality finish throughout. There are multiple reception rooms, including a light-filled lounge, a sophisticated dining room, and a spectacular bespoke kitchen, designed with both form and function in mind, complete with a separate utility room. A true highlight is the expansive entertainment room—flooded with natural light and offering endless possibilities—opening directly onto the garden. The ground floor also features a generously sized bedroom, modern shower room and WC, ideal for guests or multi-generational living. Upstairs, the sense of luxury continues with four spacious double bedrooms, three with beautifully appointed en-suites, while two enjoy direct access to a fabulous private balcony. A stylish family bathroom and a breathtaking sun terrace—perfect for al fresco dining or simply relaxing—complete the first-floor offering. This exquisite home also boasts brand-new double glazing and an advanced Lampoassa ground source heat pump system, ensuring comfort and energy efficiency year-round. Early viewing is essential to fully appreciate the size, quality, and incredible setting of this one-of-a-kind family home.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
01603764444

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Location

East Harling has proven to have been a popular and sought after village with a beautiful assortment of many historic properties whilst still retaining a strong and active local community helped by having a good niche infrastructure with schooling, doctors surgery, two public houses, village hall, fine church, convenience store, post office and is within close distance to the A11 having direct routes to Norwich and London. The historic market town of Diss is found within easy reach lying some 11 miles to the east offering a more extensive and diverse range of amenities and facilities with a mainline railway station with direct routes to Norwich and London Liverpool Street.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, utility room, entertainment room, bedroom, WC and stairs to first floor.

Lounge 17'8" x 16'3"

Sliding patio doors, double glazed window, underfloor heating.

Dining Room 19'1" x 16'3"

Sliding patio doors, underfloor heating.

Kitchen 14'7" x 14'3"

Quality fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and dishwasher, three double glazed windows, door to side, underfloor heating.

Utility Room 8'11" x 8'0"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, double glazed window, underfloor heating.

Entertainment Room 34'6" x 24'11"

Sliding patio doors to garden, underfloor heating, bar.

Bedroom Five 20'0" x 14'6"

Two double glazed windows, door to rear, underfloor heating.

En-Suite 9'7" x 7'0"

Shower cubicle, low level WC, hand wash basin, underfloor heating, frosted double glazed window.

WC 7'4" x 3'4"

Low level WC, hand wash basin, underfloor heating.

First Floor Landing

Doors to four bedrooms, bathroom and access to sun terrace



Bedroom One 22'2" x 17'1"

Three double glazed windows, underfloor heating, built in wardrobes.

En-Suite 12'10" x 5'6"

Shower cubicle, low level WC, hand wash basin, underfloor heating, frosted double glazed window.

Bedroom Two 13'11" x 12'4"

Patio doors to balcony, underfloor heating, built in wardrobes.

En-Suite 6'5" x 4'8"

Shower cubicle, low level WC, hand wash basin, underfloor heating, frosted double glazed window.

Bedroom Three 18'10" x 14'7"

Two double glazed windows, underfloor heating.

En-Suite 10'11" x 4'8"

Shower cubicle, low level WC, hand wash basin, underfloor heating, frosted double glazed window.

Bedroom Four 14'7" x 14'4"

Three double glazed windows, underfloor heating, built in wardrobes.

Bathroom 9'7" x 9'4"

Panelled bath, low level WC, two hand wash basins, bidet, underfloor heating, frosted double glazed window.

Outside Front

Iron gates opening onto the large driveway providing ample off road parking.

Triple Garage 27'3" x 20'1"

Workshop 20'0" x 13'8"

Outside Rear

Wrap-around lawned garden enclosed by hedging.

Local Authority

Breckland Council, Tax Band G.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.

Mains water and electric.

Sewage treatment plant.

