

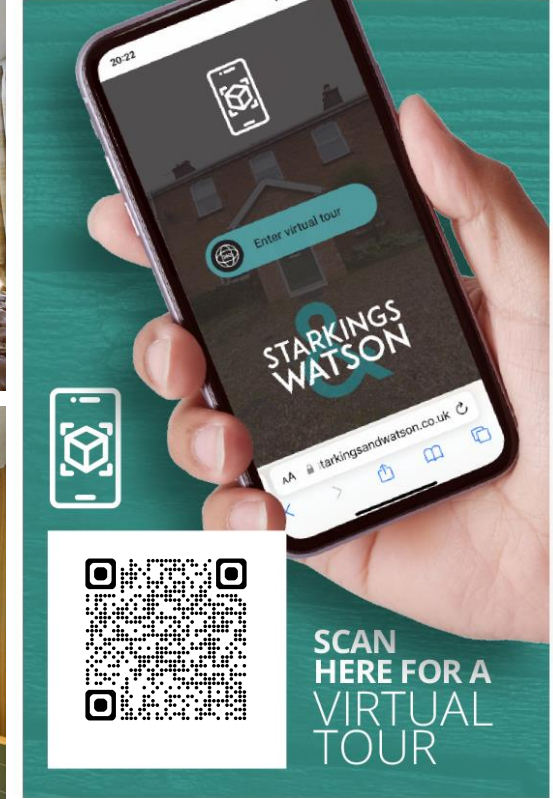
OLD CHAPEL YARD

**Harleston IP20 9AJ**

Freehold | Energy Efficiency Rating : TBC

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

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**STARKINGS  
&  
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- Mid Terrace Cottage
- Grade II Listed
- Town Centre Location
- Tucked Away & Secluded Position
- Generous Sitting Room
- Kitchen / Diner
- Three Ample Bedrooms & Bathroom
- Private South Facing Front Gardens

### IN SUMMARY

This quaint GRADE II LISTED cottage located in the HEART of HARLESTON down a private lane offers convenience of town centre living with the benefit of a QUIET and SECLUDED position. The cottage is presented in excellent order having been refreshed by the current owners offering a porch entrance with generous main sitting room to the front with feature fireplace, plenty of natural light and stairs to the first floor. The sitting room leads through to the equally generous kitchen/dining area to the rear. Heading up to the first floor there are THREE AMPLE BEDROOMS as well as a re-fitted family bathroom. Externally you will find PRIVATE ENCLOSED GARDENS to the front providing a secluded SOUTH FACING garden to be enjoyed. The property benefits from gas fired central heating.

### SETTING THE SCENE

The cottage is approached via Old Chapel Yard with a gated access leading into the front garden with pathway to the main entrance door and porch to the front.

### THE GRAND TOUR

Entering via the porch entrance to the front there is space for coats and shoes with a door leading into the bright south facing main reception room. There is a brick fireplace and wood effect flooring with stairs to the first floor landing. Beyond the main reception is the kitchen/dining room spanning the width of the cottage with space for the dining table, another brick fireplace and the kitchen which offers a range of fitted units and rolled edge worktops over. All white goods are free standing currently including the oven. Heading up to the first floor landing there are three bedrooms and a bathroom off the landing. To the front there are two ample bedrooms with the third single/study room found to the rear alongside the bathroom. The bathroom has been renovated internally with a bath and rainfall shower over.

### THE GREAT OUTDOORS

All the garden and outside space is found to the front with the main entrance leading via the front garden to the main entrance door. A pedestrian gate from Old Chapel Yard leads onto a block paved pathway to the porch. This quaint front garden is south facing and enclosed by timber fencing. There is a lawned area and a block paving providing the perfect sitting area to be enjoyed. There are off road parking options available within the private cul-de-sac.

### OUT & ABOUT

Ideally situated with the centre of the vibrant market town of Harleston, filled with an excellent selection of everyday amenities and schooling. Full of character



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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 9AJ

What3Words : ///amends.recliner.local

#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the cottage is Grade II Listed and is found off a private lane in the heart of the town centre.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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**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.

(1) Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

671.45 ft<sup>2</sup>  
62.38 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.65 m<sup>2</sup>

