



Old Market Place, Harleston - IP20 9BE

STARKINGS
&
WATSON



Old Market Place

Harleston

NO CHAIN! Steeped in history and charm, this exceptional GRADE II* LISTED house presents a unique opportunity to own a piece of heritage, with parts of the property dating back to the 14th century. With no onward chain, this METICULOUSLY RENOVATED property offers a seamless blend of historic character and modern comfort, providing an ideal canvas for contemporary living. Spanning approximately 1370 square feet (stms), the current vendors have painstakingly renovated the house in the past year both internally and externally with the accommodation thoughtfully laid out over three floors, boasting an impressive OPEN PLAN KITCHEN/DINING & RECEPTION space with BRAND NEW FITTED kitchen, perfect for entertaining guests or enjoying family time. Also on the ground floor there is a w/c and separate reception space to the rear. The upper levels house either THREE or FOUR BEDROOMS as well as mezzanine study space, offering versatile living options to suit individual preferences. A family bathroom can also be found on the first floor. Situated right in the heart of HARLESTON TOWN CENTRE, this property offers both a unique living experience and a central location for easy access to all local amenities.

Council Tax band: TBC

Tenure: Freehold

- No Onward Chain!
- Exceptional Grade II* Listed Home
- Dating Back To The 14th C With Prominent History
- Completely Renovated Throughout
- Accommodation Spanning 1370 SQFT (stms)
- Impressive Open Plan Kitchen/Reception Room
- Three/Four Bedrooms Over Top Two Floors
- Family Bathroom & W/C
- Off Road Parking & Courtyard To The Rear
- Town Centre Location

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

SETTING THE SCENE

The property is approached via Old Market Place in the heart of town with a hard standing frontage and step up to the main entrance door to the front. To the side there is an arch leading to the shared courtyard to the rear where you will find off road parking space. Further parking is found to the front on road with free parking in the church car park round the corner.



THE GRAND TOUR

Entering via the main entrance door to the front you are greeted by a stunning open plan reception space with newly fitted kitchen/dining room with large island unit providing breakfast bar seating. The kitchen/dining room, with large bay window to the front offers tiled flooring and plenty of fitted storage. The bespoke kitchen features a range of wall and base units with wooden worktops over as well as integrated electric oven, induction hob and space for further white goods. Via original beams, you will then find a sitting room also found to the front of the house. Heading to the rear from the kitchen there is a small lobby with access to the ground floor w/c with the extra reception beyond suitable for a play room or study with tiled flooring and stairs to the first floor. There is also a door leading out to the rear courtyard. Heading to the first floor landing there are various built in storage cupboards as well as the family bathroom straight ahead with bath and shower over, w/c and hand wash basin. Off the landing there are stairs up to the second floor and access to the main bedroom. The main bedroom is a very impressive space with a plethora of original beams separated into a dressing area as well as bedroom area. In addition there is also a unique raised platform area suitable for a study desk creating interest. Heading up to the second floor landing there is a double bedroom with vaulted ceiling and via another set of steps you will find the final bedroom with built in storage cupboard and access to a stunning mezzanine study area beyond.

FIND US

Postcode : IP20 9BE

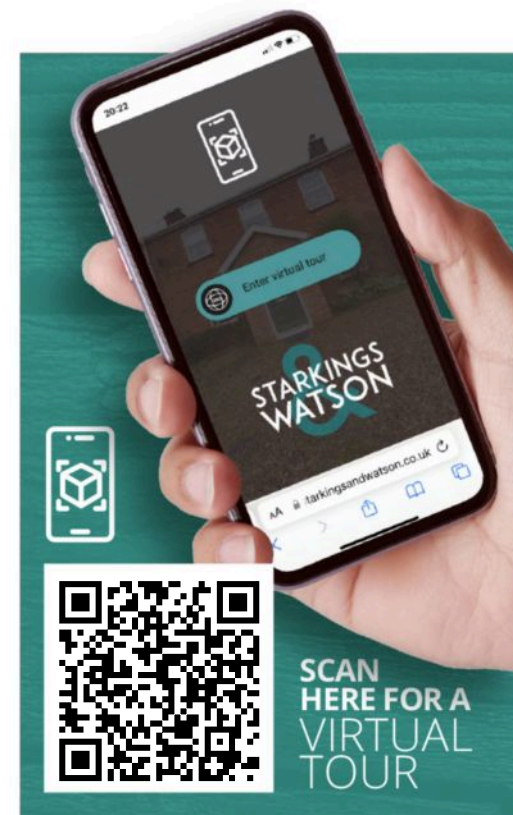
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VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the house is of historical interest and is Grade II* listed. The property was formally a commercial and residential unit combined but has now been converted back to a residential dwelling with the correct permissions.







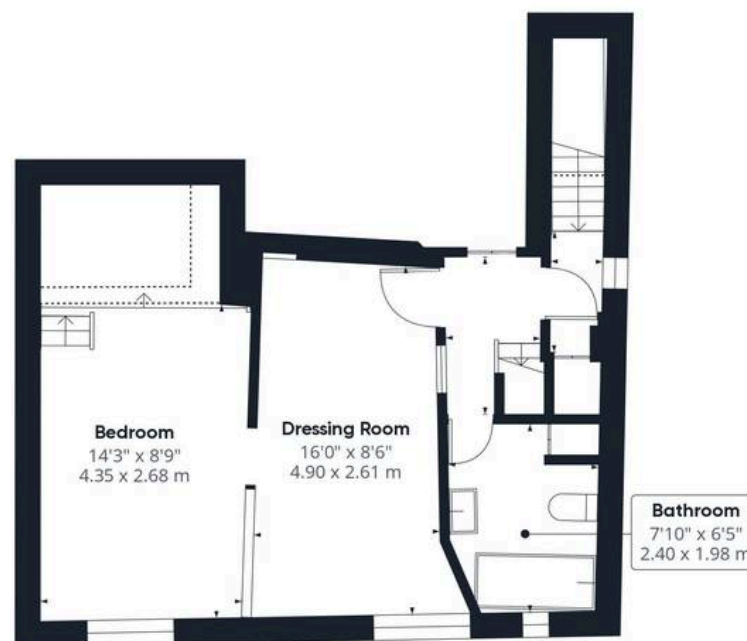
THE GREAT OUTDOORS

To the rear of the house is a private courtyard, providing parking. The property benefits from a hard standing parking space as well as hard standing courtyard suitable for a table and chairs as well as bin storage. There is a door leading to the rear of the house from the courtyard.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1374.87 ft²

127.73 m²

Reduced headroom

104.29 ft²

9.69 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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