



**The Long House Low Road, Alburgh Harleston IP20 0BZ**

**welcome to**

## **The Long House Low Road, Alburgh Harleston**

This stunning Grade II listed period house in Haleston offers original features and spacious living, including a beautiful kitchen with an AGA cooker, four large bedrooms, and a luxurious family bathroom. Set on a 0.46-acre plot with large gardens, a garage, and off-road parking.

### **Description**

Nestled within Alburgh Haleston, this stunning Grade II listed period house offers a rare opportunity to own a piece of history while enjoying modern comforts. Set back from the road on a generous 0.46-acre plot, the property boasts large, beautifully maintained gardens to the front and rear, creating a tranquil, private setting.

As you step inside, you are greeted by an entrance hall that exudes character, with original features that highlight the property's timeless charm. The downstairs space is thoughtfully laid out, with a spacious lounge that offers a cosy yet elegant setting, perfect for family gatherings or quiet evenings. The dining room flows seamlessly into the kitchen. The kitchen offers a beautiful AGA cooker and integrated dishwasher add both style and practicality, while the utility room and sunroom offer added convenience and space. The downstairs also includes a convenient W/C, ensuring comfort and ease for family and guests.

Upstairs, the property boasts four generously sized bedrooms, each with their own character and charm. The primary bedroom benefits from an ensuite bathroom. A family bathroom, complete with a free-standing bathtub, offers a luxurious space to relax and unwind.

Outside, the extensive gardens provide the perfect backdrop for outdoor living, whether you wish to enjoy the sun or host gatherings with friends and family. The property is complemented by a garage and ample space for additional parking.

Set on a peaceful plot, this beautiful period house offers the perfect balance of historical elegance and modern-day convenience.

### **Entrance Hall**

Window to rear, front door, radiator, tiled flooring.

### **Cloakroom Room**

Window to rear, W/C, wash basin, tiled flooring.

### **Lounge**

21' 5" x 16' 3" ( 6.53m x 4.95m )

### **Dining Room**

14' x 9' 4" ( 4.27m x 2.84m )

Linked to kitchen, pantry, storage cupboard, window to front aspect, tiled flooring.

### **Reception Room**

14' 6" x 14' 5" ( 4.42m x 4.39m )

Window to front aspect, beams, radiator, carpet flooring.

### **Kitchen**

17' 6" x 9' 10" ( 5.33m x 3.00m )

Window to front aspect, AGA cooker, integrated dish washer, fridge freezer, wall and base units, built in sink, tiled flooring.

### **Utility Room**

8' 5" x 9' 3" ( 2.57m x 2.82m )

Window to rear aspect, access to garden, plumbing, boiler, tiled flooring.

### **Sunroom**

14' 2" x 14' 3" ( 4.32m x 4.34m )

Window to side and rear aspect, carpet flooring, radiator.

### **Landing**

Window to rear aspect, radiator, airing cupboard, shelf unit, radiator, carpet flooring.

### **Bedroom 1**

21' 8" x 14' plus recess ( 6.60m x 4.27m plus recess )

Window to front and side aspect, radiator, access to en-suite, built in storage cupboard, carpet flooring.

### **En-Suite**

W/C, wash basin, walk in shower, radiator, tiled flooring, spot lights.

### **Bedroom 2**

17' 8" x 9' 5" into recess ( 5.38m x 2.87m into recess )

Window to front and rear aspect, radiator, storage cupboard, carpet flooring.

### **Bedroom 3**

14' 2" x 10' 5" into recess ( 4.32m x 3.17m into recess )

Carpet flooring, radiator, storage, attic access.

### **Bedroom 4**

10' 9" x 10' 4" ( 3.28m x 3.15m )

Window to front aspect, radiator, carpet flooring.

### **Bathroom**

W/C, free standing bath, shower cubical, wash basin, window to rear aspect.

### **Loft Space**

Partially boarded, fully insulated.



**Ground Floor**



**Garage**

  
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**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **The Long House Low Road, Alburgh Harleston**

- Garde II listed period house with original features
- Beautiful kitchen with AGA cooker
- Four spacious bedrooms
- Sunroom
- Garage and off-road parking

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: G

**£700,000**



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