



# BRIAR BARN

BRIAR WALK, HARLESTON, IP20 9DX



Offered with no onward chain is this award winning barn conversion, situated within the well-served town centre of Harleston

**Briar Barn is an exceptional red brick conversion, offering tremendous living accommodation of approximately 2900 square feet over two floors.**

**The property briefly comprises of sitting room, dining room, reception hall, kitchen/breakfast room, laundry room, study and WC to ground level. The first floor benefits from a galleried landing, 4 double bedrooms, 2 en-suites and 1 bathroom.**

**Outside there is an enclosed courtyard garden, parking for 1 vehicle to the front, and an attractive brick-built car port. The property was converted in 2007.**

#### LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and

activities. Diss which is 11 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

#### 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 F

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



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11  
miles



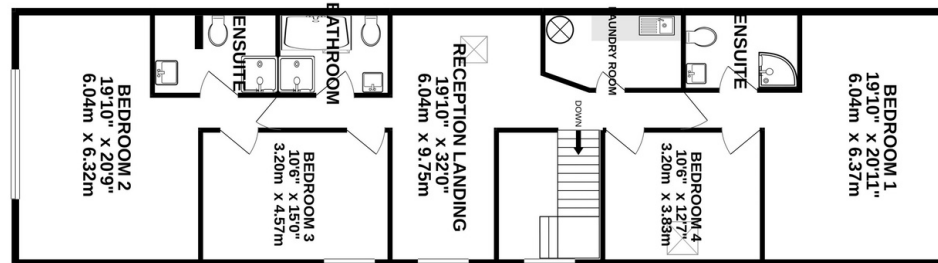
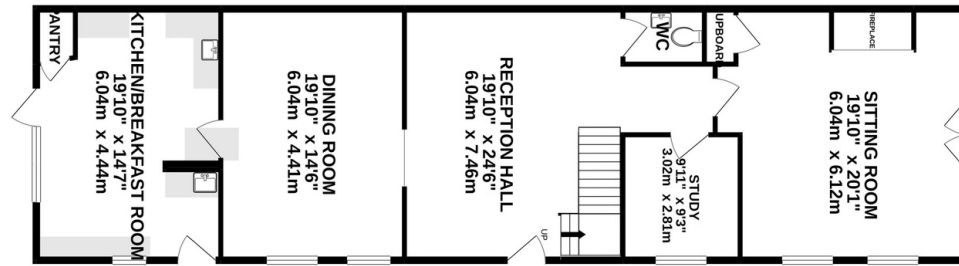
EPC







## FLOOR PLAN



TOTAL FLOOR AREA: 2920 sq.ft. (271.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the information contained in this plan, the purchaser should verify the accuracy of all dimensions, room sizes and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan is not intended to be used as a contract or as a guarantee as to their accuracy or efficiency can be given.  
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### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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