



STONE VILLA

66 LONDON ROAD, HARLESTON, IP20 9BZ



A sublime 3 bedroom detached Victorian house in the town centre of Harleston

Stone Villa, is a home that has local importance to the community due to it's historic, architectural, and cultural value. Built in 1889 by John Perfit, a Norfolk stonemason, Stone Villa has since had just 4 owners. You will find traditional decor throughout the accommodation, which is made up of a living room, complete with Victorian fire place, dining room, kitchen, breakfast room, study, WC, 3 bedrooms and a family bathroom. Outside is a manageable courtyard garden, with outbuildings, one of which has been converted into a home office.

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, 2 hotels, a number of cafes, restaurants and pubs. The local Church of England secondary school is rated as outstanding by Statutory Inspection of Anglican and Methodist Schools (SIAMS) Report and Good by Ofsted, a similar rating has been given to the associated primary school. 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 District Council
Council Tax Band D

VIEWING

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



3



2



1



9 miles

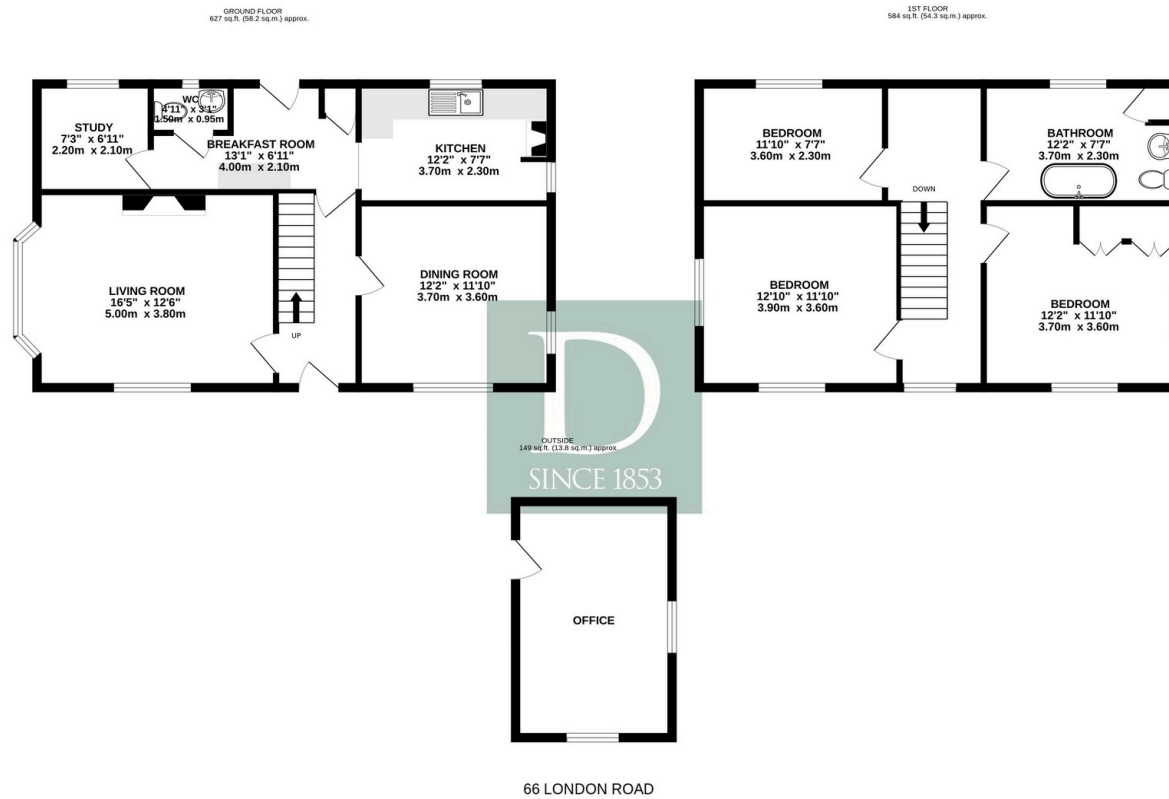


EPC



DATES BACK TO
THE 1800'S

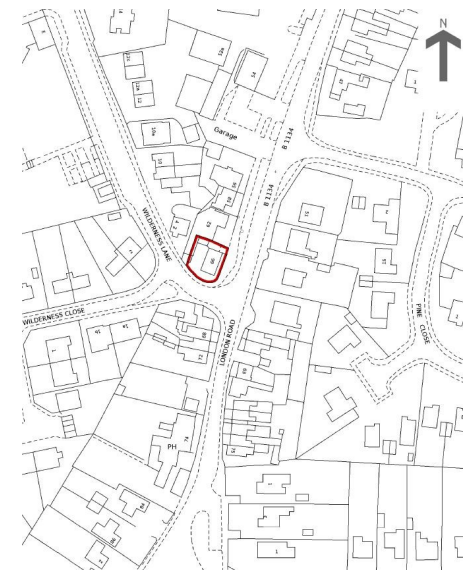
FLOOR PLAN



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 sq.m.) approx.

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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LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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