



# VALLEY HOUSE

143 HIGH ROAD, NEEDHAM, IP20 9LG





## An impressive extended farmhouse with commercial potential set in an idyllic location with 8.3 acres and river frontage

Located on the edge of the popular village of Needham, near Harleston, Valley House is a delightful former farmhouse that has been substantially extended by the current vendors and now offers spacious and highly versatile accommodation. It has a superb flow and is perfect for entertaining. The front door opens to an entrance porch, in turn leading to the impressive entrance hall at the heart of the house. There are two large multi-functional reception rooms that interconnect and overlook the gardens. There is a double aspect kitchen/breakfast room that has been comprehensively fitted if a range of farmhouse style wall and base units together with an Aga. Off the kitchen is an excellent utility/boot room and walk-in pantry that leads back into the hall.

The stairs rise to a spacious galleried landing. The principal bedroom has an ensuite shower room. There are 4 further double bedrooms all enjoying rural views. There is also a well-appointed bathroom. Externally is a barn with huge potential and attached garaging/car port and stores. The

house is approached via a sweeping driveway. The drive splits near the entrance and continues past the garden to an area previously used for camping with 5 electric hook-ups. This offers huge potential to reinstate the commercial element of develop it further subject to planning. There is a formal garden area with covered seating area and a charming feature pond with bridge. The remainder of the land is largely set as meadow, part of which has road access and it runs down to the river with a beautiful river frontage. There are two wooded areas which have been set out by the vendors as rewilding areas. There is approximately 8.3 acres in total.

### SERVICES

Oil fired central heating and wood burner. Drainage via septic tank. Mains 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 E















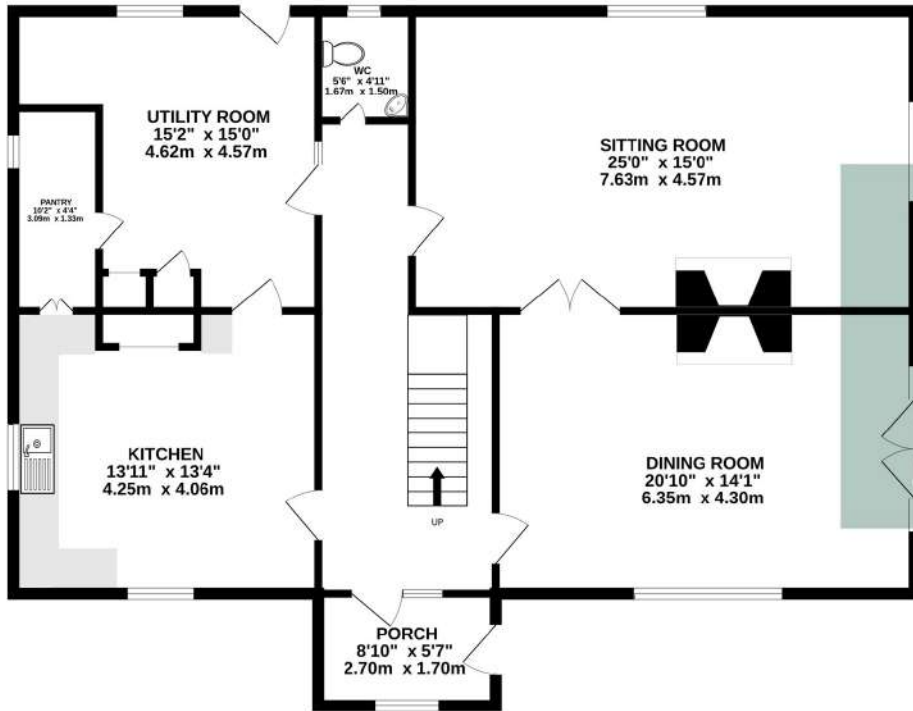




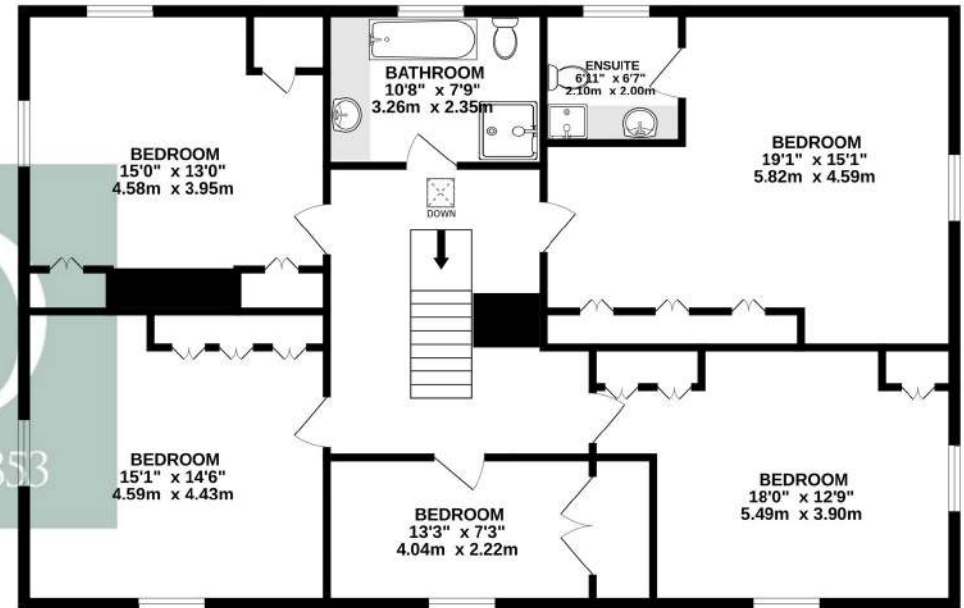


FLOOR PLAN

GROUND FLOOR  
1323 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR  
1348 sq.ft. (125.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2672 sq.ft. (248.2 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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FLOOR PLAN

OUTBUILDING  
1252 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA: 1252 sq.ft. (116.4 sq.m.) approx.

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LOCATION PLAN

DURRANTS  
SINCE 1853

Land App



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CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**  
Email : **harleston@durrants.com**

