



SOUTHGATE HOUSE

24 SHOTFORD ROAD, HARLESTON, IP20 9JN



A spacious and superbly presented Grade II Listed attached house with delightful gardens in a sought-after location on the edge of Harleston town centre

The property is a superbly appointed attached Grade II Listed home. It is a substantial wing of a larger period house and the original part of the building. It is believed to date from the 17th Century with an 18th Century addition. It has been updated by the current owner and offers spacious and versatile accommodation with an abundance of character. The front door opens to a good size entrance hall with doors to the principal reception rooms. In addition there is a door to a delightful walled garden.

charm. The principal has an ensuite shower room. There is a delightful spacious landing and a family bathroom.

The property is approached by tall double gates leading into a gravel driveway with parking for several cars and a detached double garage. In addition to the well stocked walled garden is the delightful rear garden which has an array of established shrubs and trees. It is largely laid to lawn together with a paved patio and a superb pond being a haven for wildlife.

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 & Tax Band F

ENERGY RATING

The property is exempt from needing an energy certificate because it is Grade II Listed.



The sitting room is to the front of the property with a fireplace and glazed double doors to the walled garden. The other reception space is split into two areas, divided by an impressive open double-sided fireplace. The lower area has double doors to the garden. The kitchen/breakfast room is a superb feature of the house. It is double aspect and comprehensively fitted with a range of painted wooden units. There are two pantry cupboards and it is an excellent space for entertaining. On the first floor are four double bedrooms, each with individual character and







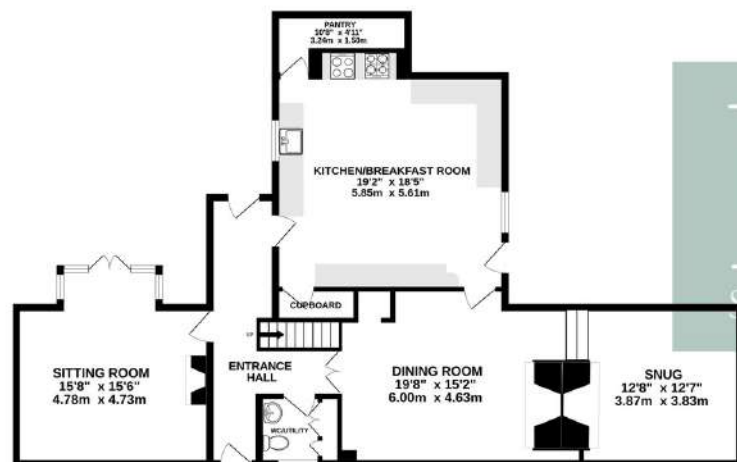




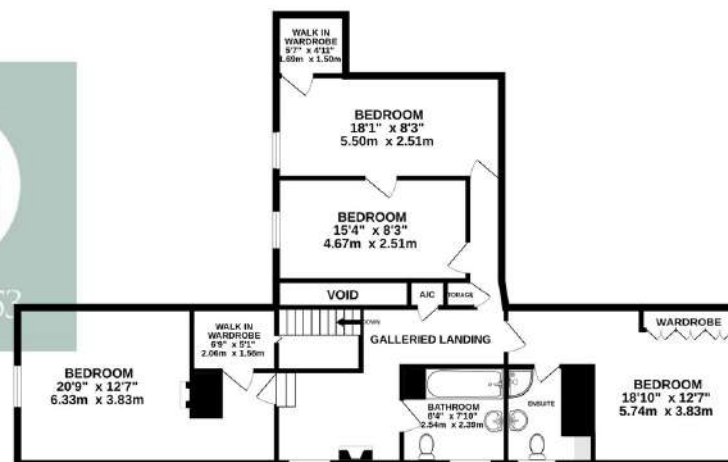


FLOOR PLAN

GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



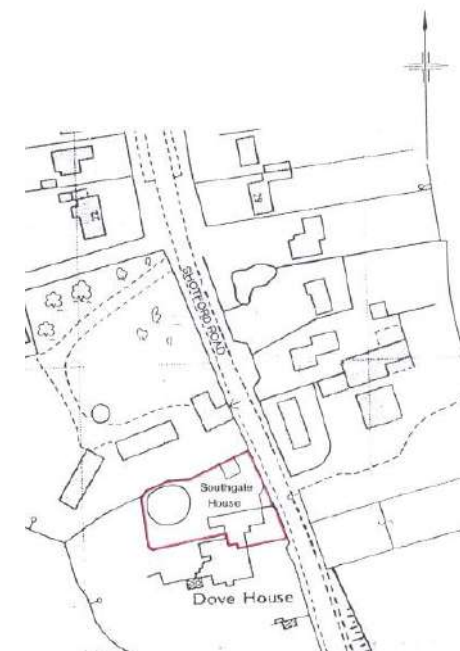
1ST FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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.
Made with Metroplex ©2024

LOCATION



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

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

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

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