



THE OLD SMOKEHOUSE

13 MENDHAM LANE, HARLESTON, IP20 9DE



A charming period house originally formed from a pair of semi-detached cottages in a discreet location within the heart of Harleston

The property comprises an attractive detached period house formed from a pair of semi-detached cottages. It is considered that it would be easy to convert it back to two dwellings if required as there is no link on the first floor. This makes the accommodation highly versatile and an ideal arrangement for a dependent relative or guests.

The front door opens to a spacious boot room which was an old smokehouse and now offers excellent storage. This connects with the principal kitchen which is fitted with a comprehensive range of wall and base units. The reception space is largely open plan and consists of a sitting/dining room to the front with an open fireplace. The chimney stack is open to both sides leading to a snug at the rear with French doors to the garden. A door from the main reception room leads to the original second kitchen which is used as a utility room. Beyond, is a bathroom. Stairs rise to the first floor to two bedrooms. From the snug a second staircase leads to the principal bedroom area with three bedrooms and a bathroom.

To the rear of the property is a detached barn and offers huge potential for conversion or replacement subject to the necessary planning consents. There is parking to front of the property including a covered parking area in front of the main entrance door. The rear garden is a delightful feature of the property and is a real surprise in the heart of the town. It is laid principally to lawn and interspersed with a wide array of mature shrubs and flowers.

HARLESTON

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, vets, schools, hotels, cafes, restaurants and pubs. There is a strong sense of community with many events going on all year.

SERVICES

Gas 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 D



5



2



2



0.22
acres



9 miles



EPC



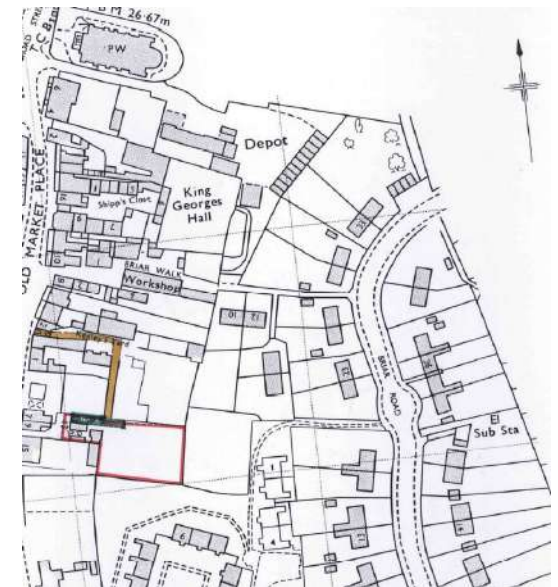




FLOOR PLAN



BOUNDARY PLAN



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

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