



THE OLD RECTORY  
SCHOOL ROAD, ALBURGH, IP20 0BW







The Old Rectory is an elegant seven bedroomed house dating from 1847, with established gardens extending to approximately 8.8 acres

The Old Rectory is an elegant building dating from 1847 in Suffolk white brick under a steeply pitched pin tiled roof. The accommodation is arranged over three floors with open fireplaces and stone mullioned gothic styled windows to the principal reception rooms, all of which have excellent ceiling heights and are naturally well lit. Period features remain throughout with various picture and dado rails, window shutters, floor finishes etc.

Outside the eastern and southern elevations are adorned with Wisteria, wonderful facades with stone quoins to the mellow brick faces. The gardens are long established and with privacy and seclusion afforded by the many hedged boundaries, tree belts and woodland. Those interested in equine or specialist livestock keeping have the benefit of three separate paddocks, a further direct road access and recently erected livestock building. In all about 8.8 acres

Stone steps up to Portico and Entrance Hallway with picture and dado rails, staircase to first floor, delightful Morning Room with

fireplace with stone mantel, recessed shelving and east facing stone mullion window overlooking the gardens and driveway. The Drawing Room is a wonderfully light room with aspects to the east and south overlooking the formal gardens, stone mullion windows with shutters, open fireplace, stone surround, fitted cupboards. Wide double doors through to the Dining Room which again have a double aspect and a further open fireplace. These interconnecting rooms make an exceptional area for entertaining. Kitchen/Breakfast Room with a range of fitted units and oil fired Aga. Inner Hallway with door to the extensive Cellars. Secondary staircase and Garden Room which opens out onto the terrace. Beyond is the Snooker Room with Sauna room off, Offices and Cloakroom off the main hallway.

Both the main and secondary staircases are naturally well lit with tall stone mullion windows. All of the bedrooms have views over the gardens and are again naturally well lit. Master Bedroom with En Suite with bath, wash basin and wc.



7



6



4



8.8  
acres



13  
miles



Bedroom Two with En Suite with bath, wash basin and wc. Family Bathroom with bath, wash basin and wc and adjoin Bedroom Three, a double room. Bedrooms Four and Five are to the rear of the house, the latter with En Suite with bath, wash basin and wc

The long entrance driveway adjoins woodland with both deciduous and evergreen specimens including oak, chestnut, catalpa, mulberry, walnut and copper beech, undersown with spring bulbs and to include a delightful former horse pond with bulrushes. Adjoining the house there is a sizeable parking and turning area flanked by the brick and slate Coach House with double doors, stable door and with loft over. Attached storage building.

The gardens are an important feature and stand to the South and West of the house and include a mass of planting with flower and shrub borders. The sizeable terrace is in part protected by a pergola making this a very secluded part of the private gardens. There is separate road access to the main southerly paddock which is subdivided by a small copse and benefits from a modern open sided Livestock Building incorporating feeding and movement areas. Water connected. The northern paddock is accessed from the main drive.

#### LOCATION

The village of Alburgh lies just to the North of the picturesque Waveney Valley and The Old Rectory stands to the south east of the village centre position. The market towns of Bungay and Harleston are within 5 miles and offer a wide range of amenities. Diss to the West has a mainline rail link to London Liverpool Street.

The head of the Norfolk broads waterways system is to the east at Beccles and the heritage coastline at Southwold about a 40 minute drive. The cathedral city of Norwich is the shopping and commercial centre for the county with International Airport, located approximately a 30 minute car journey.

#### SERVICES

Oil fired central heating. Mains water and electricity. Private drainage via Klargester treatment plant. (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 and Tax Band G

#### VIEWING

Strictly by prior appointment only with Durrants. Please contact us on either 01379 852217 [harleston@durrants.com](mailto:harleston@durrants.com)





















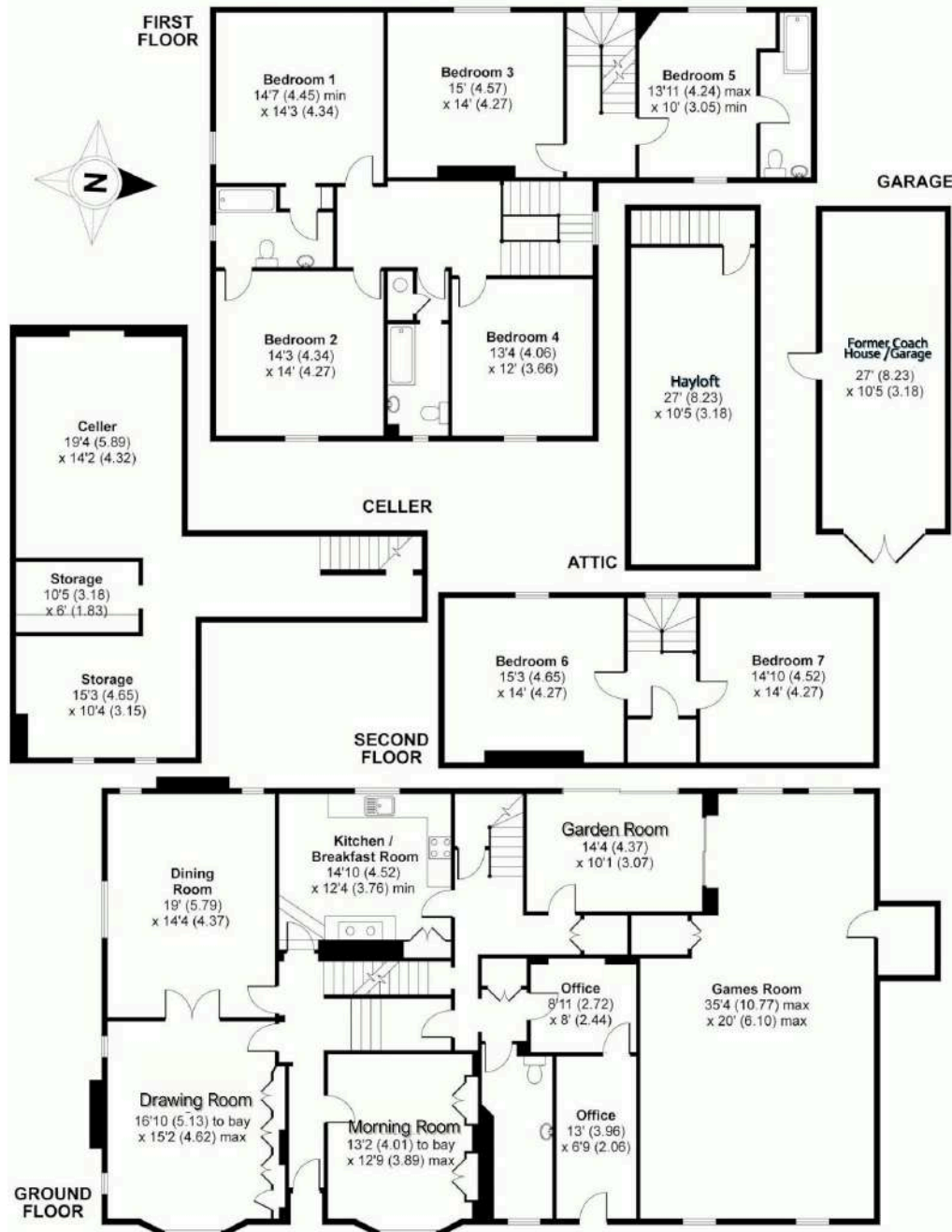








# The Old Rectory Harleston Norfolk



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**DURRANTS**  
SINCE 1853

**Land App**



Produced on Land App, May 15, 2025  
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50 m  
Scale 1:2250 (at A4)





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