



MULBERRY TREE HOUSE

HARRIS GREEN, HARDWICK, NR15 2SL



A delightful Grade II Listed 17th Century farmhouse with later additions situated in a superb rural position in the heart of 6.37 acres with a range of outbuildings offering considerable potential subject to the necessary planning

The property is a charming Grade II Listed farmhouse with an abundance of character and a wealth of period features. For those seeking rural life with convenience then it is perfectly situated in a rural hamlet to the north of Harleston. Approached from the road via a driveway offering parking for several cars. The front door leads to an entrance hall. To the left is currently a one bedroom annexe with bed/sitting room, shower room and kitchen. This could easily be reconfigured for additional living space. There are two principal reception rooms, both with impressive fireplaces and exposed timbers. There is a double aspect kitchen with comprehensive range of farmhouse units and range plus a large pantry. A corridor divides the principal house with the conservatory and there is a utility room with a w.c. On the first floor is a substantial bedroom suite with dressing area including wardrobes plus an ensuite shower room. There is further double bedroom with wardrobes and a family bathroom. The second floor is divided into two

further bedrooms each accessed by their own staircase.

Externally there is a superb range of outbuildings including barns, stables and large former Nissan huts. The outbuildings offer huge potential subject to the necessary planning consents. For those seeking the 'good life' the land would work perfectly. There is a large area of lawn with established borders. There is an excellent vegetable garden ready to be brought back into productivity next spring, plus a paddock and small area of woodland. In addition, there are two fields, one with road access.

SERVICES

Oil fired central heating plus two woodburning stoves. Mains water and electric. Private drainage via a septic tank. (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 E











BOUNDARY PLAN



Produced on Land App, Sep 11, 2025.
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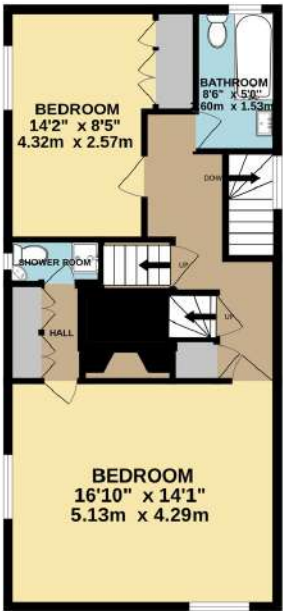


FLOORPLAN - HOUSE

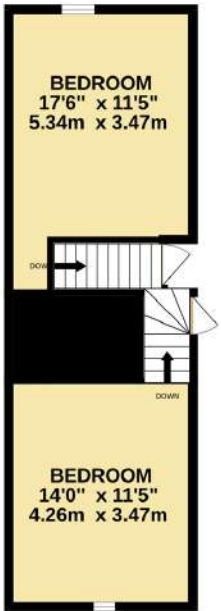
GROUND FLOOR
1289 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



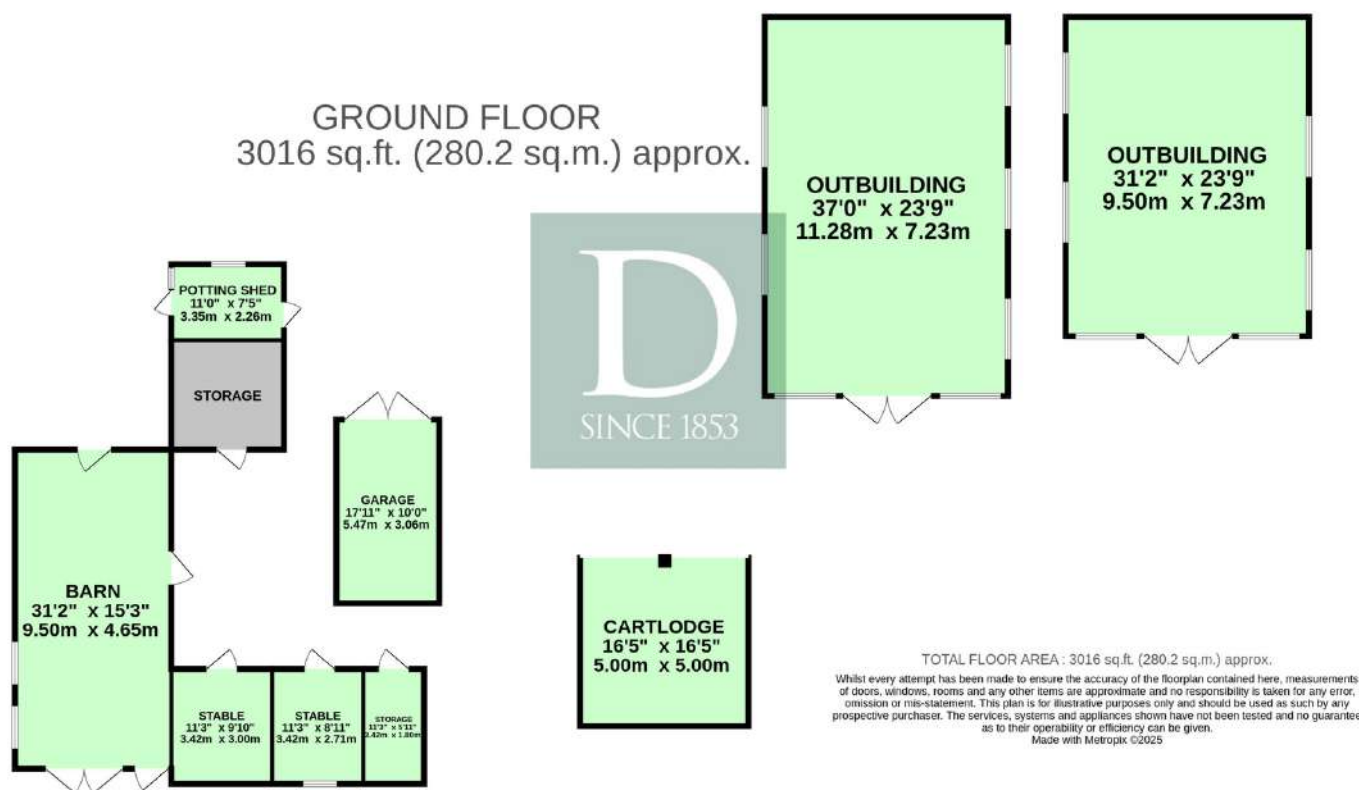
2ND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (208.9 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



LOCATION

Hardwick is a very rural South Norfolk village located between the market town of Harleston to the south and Hemphall to the north. Harleston is approximately 5 miles South and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. Norwich is some 14 miles North and is the principal shopping and commercial centre for the County.

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



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