

CHAMELEON
HOUSE

HARLESTON • NORFOLK





CHAMELEON HOUSE

3 REDENHALL ROAD • HARLESTON • IP20 9EN

One of Harleston's landmark properties



A superb mixed use investment opportunity consisting of approaching 9000 sq ft of residential and commercial spaces within an iconic Grade II Listed building.

Accommodation

Principal Building: Restaurant and bar | Commercial kitchen and stores | Two w.c.'s
Office | Cellar | Beauty salon | Cloakroom | Cellar

Five letting rooms/flats: A mix of rooms and one and two bedroom self-contained flats

Former Coach House: Ground Floor: Open plan sitting/dining/kitchen | Reception room | Utility room

First Floor: Sitting room | Three double bedrooms | Bathroom | Shower room

Second Floor: Principal bedroom suite

One bedroom self-contained studio

Superb two bedroom barn conversion

Courtyard with hot-tub | Partly walled gardens | Parking for three cars

THE PROPERTY

The property is a superb and imposing Grade II Listed property within the heart of the popular market town of Harleston. It presents a wonderful lifestyle opportunity for those seeking a property with residential in which to reside, whilst additional letting rooms and flats to generate income. In addition, there are commercial areas consisting of a stunning characterful restaurant and bar with associated kitchen areas and w.cs plus a self-contained beauty salon.

Beyond the owner's house is a studio and converted barn with a private partly-walled garden and terrace with hot-tub. The rear of the property is accessed via a shared track leading to other properties. There is parking for three cars alongside the garden wall.



COMMERCIAL AREAS

At the front of the property and covering most of the ground floor of the principal building is a substantial restaurant currently let. The glazed front door is to the centre. The restaurant is divided into 3 main dining areas, with the front two having large bow windows, together with a bar area. Beyond the main restaurant area are the commercial kitchens and stores. There are two w.c.s and an office.

From the upper restaurant there is access to the letting rooms and from the office there is access to the residential house. These can be locked depending on how the property is run.

There is a self-contained beauty salon with independent external access and a cloakroom.



LETTING ROOMS AND FLATS

Within the principal building covering the first and second floors are 4 superb letting rooms/flats. These are currently let and have previously been available on holiday let portals. The rooms have an independent front door with stairs to access them.

Room 1: Consists of a 2 bedroom flat with open plan living room/kitchen with the kitchen area to the front. Steps lead up to bedroom area. There is an inner hall with access to one bedroom and then stairs to the upper level with a second double bedroom and shower room.

Room 2: Is an impressive studio room with bedroom zone and then seating area. There is a range of exposed timbers and feature brickwork. Steps lead up to a charming characterful shower room.

Room 3: Accessed off the landing, it consists of a double room with ensuite shower.

Room 4: A door from the first floor landing leads straight to a staircase leading up to the second floor. It consists of a 1 bedroom flat with landing, open plan living room/kitchen, double bedroom and bathroom.

Every room is individual and has an abundance of character.

Room 5: Accessed from outside and has its own front door. It is a self-contained one bedroom flat split across three floors. The ground floor has the hall and stairs. The first floor has a living room/kitchen and a shower room and the second floor has a double bedroom.





Room 2



Room 3



RESIDENTIAL FORMER COACH HOUSE

Attached to the rear of the commercial element and with integrated access is a superb former coach house spread across three floors. The main part of the ground floor is dominated by a superb living/dining room which is open to a superb kitchen. It is comprehensively fitted with a large range of wall and base units and integrated appliances. There is a large utility room with access to outside and stairs lead to the upper floor. Off the living room is a further reception room. The living room connects to the salon but is locked and the reception room links to the restaurant office but is also locked.

The first floor has an impressive landing with a door to a first floor decked terrace and stairs down. This gives the first floor independent access. There is an open sitting room, 3 double bedrooms, a bathroom and a shower room on this level. On the second floor is a striking double bedroom with exposed rafters and a substantial ensuite shower room.







STUDIO AND BARN

Beyond the residential property is a courtyard with a hot tub. The studio is self-contained with a bedroom, shower room and small kitchen. It is attached to the impressive barn conversion which has striking accommodation. A glazed door with glazed side panels opens to the living space which is open plan and vaulted. It is a dramatic area with a mezzanine (currently used as an additional bedroom area), double bedroom and a shower room.

Double doors lead from the living space to the partly walled garden. It has a patio and laid principally to lawn and provides an unexpected oasis within the heart of the town.







TOTAL FLOOR AREA : 8798 sq.ft. (817.4 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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GENERAL INFORMATION

Location

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafés, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

Harleston is located along the Waveney Valley between the larger towns of Bungay and Diss. Both have a wide array of shops, restaurants and leisure facilities with Diss having 3 large supermarkets and a mainline station 9.4 miles away with mainline links to Norwich and London.

Services

Gas central heating. Mains drainage, water and electric. The studio and barn share an oil boiler. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

Viewings

Viewing is strictly by arrangement with the vendors' agent Durrants 01379 852217, please contact us to arrange. Please be mindful that access to commercial areas and letting rooms will be restricted due to being occupied. All interested parties will need to demonstrate proof of funds prior to arranging viewings.

Local Authority

South Norfolk District Council

Agent's Note

Information on generated income can be provide upon request but proof of funds will have to be demonstrated prior to any figures being disclosed.



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