

Hollowdene Farm

149 High Road, Needham, Harleston, Norfolk IP20 9LG

DURRANTS
SINCE 1853





Situated on a plot of just under 5 acres enjoying direct access to a river frontage on the Waveney is this Grade II Listed farmhouse.

Probably of 17th Century origins having a timber frame under a pantiled roof. The property is very well presented but still retains its original charm and main features with inglenook fireplaces, part-glazed mullion and a wealth of beams and stud work. The accommodation is over three floors and in all amounts to about 2200sq. ft. As well as the charm of the farmhouse the setting is classic of a rural idyll with immediate planted gardens providing numerous walkways and private areas to sit having various outbuildings, the remainder is meadow/marshland which has been managed over the past 20 years as a nature reserve, especially for its array of naturally occurring spring wildflowers. Only by viewing the property will prospective purchasers truly appreciate what this property has to offer.

poplars, a horse pond and leads directly down to the river Waveney and enjoys a river frontage of about 180ft.

LOCAL AUTHORITY

South Norfolk District Council.
Council Tax Band – E

SERVICES

Mains water, electricity and gas connected. Septic tank drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

AGENT'S NOTE

There is a wayleave for an electricity pole.

VIEWING

Strictly by prior appointment with the Agents' Harleston Office

DIRECTIONS

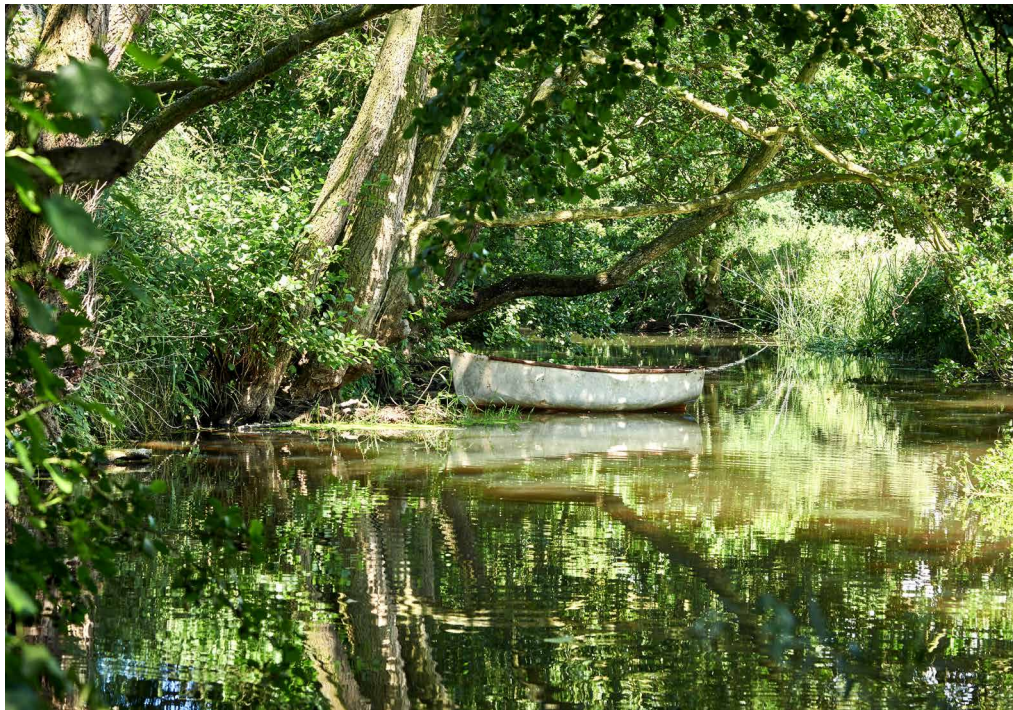
Proceed out of Harleston on London Road towards Diss and at the roundabout on the A143 go straight over and into Needham. Follow this road though the village, past the Red Lion and just as one leaves the village the property will be found on the left hand side.

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 the team directly on 01379 646603 quoting Hollowdene, Needham.



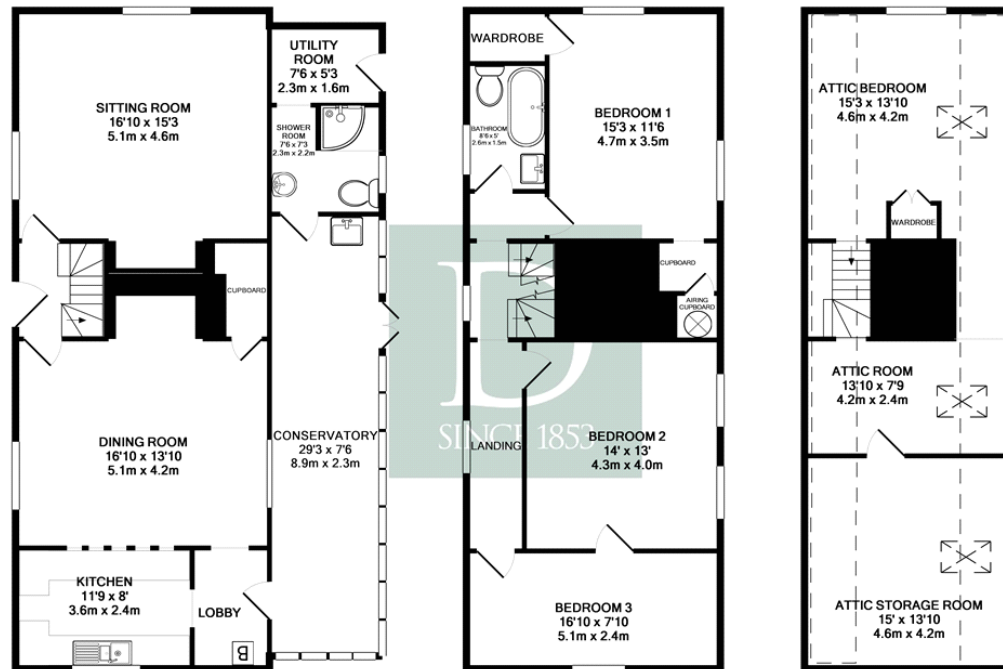




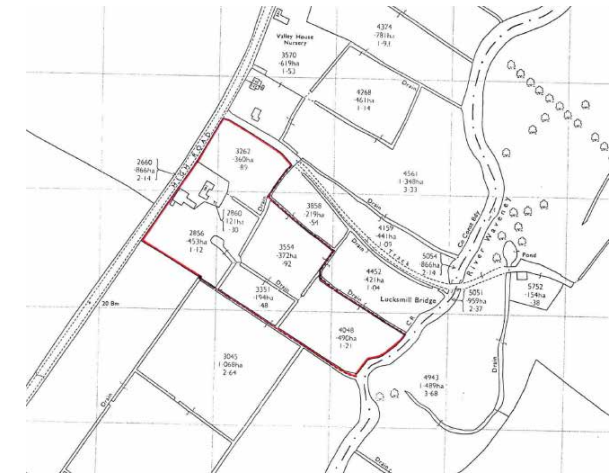
GRADE II
LISTED
FARMHOUSE



FLOOR PLAN



LOCATION MAP



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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