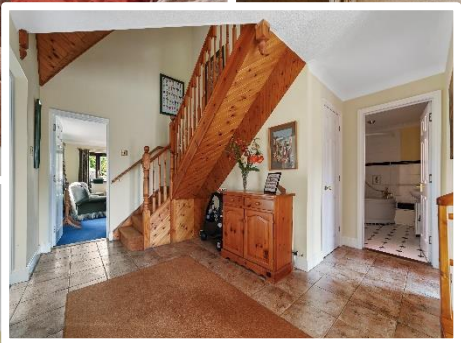




Chapel House
Harleston, Suffolk

**DAVID
BURR**



Chapel House, Harleston Road, Harleston, Suffolk IP14 3HN

The hamlet of Harleston is situated between the villages of Shelland and Onehouse. Harleston is approximately 4 miles from the picturesque and historical village of Woolpit offering a good range of everyday amenities including village store/post office, bakery, hairdresser, coffee shop, garden centre, nursery/primary school and doctors' surgery. The town of Stowmarket is approximately 3 miles and has an excellent range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street.

An excellent and unique property that is commonly referred to as an 'upside down' house due to its accommodation being on opposite floors to a conventional property. Chapel House benefits from substantial accommodation to both floors with all bedrooms being located on the ground floor and all living accommodation being located on the first floor allowing one to enjoy the enviable far reaching countryside views to the rear; of particular note is the balcony ideally placed off the dining room. This splendid property is further enhanced by its expansive gardens that incorporate an adjoining double garage and off-street parking for multiple vehicles.

A superb four-bedroom, three reception family house that affords excellent far reaching countryside views.

Entrance door opening through to;

ENTRANCE HALL: A large welcoming area with built-in storage cupboard and staircase rising to first floor living accommodation. Doors to;

BEDROOM 1: A substantial triple aspect room with built-in wardrobe. Double doors opening to the rear terrace allowing one to enjoy warm summer days.

EN SUITE: Having corner shower cubicle with part tiled surround, W.C, wash hand basin and panelled bath.

BEDROOM 2: Being located to the front of the property and again fitted with an extensive range of built-in wardrobes and having front aspect.

BEDROOM 3: Being of a generous size and having dual aspect to front and side.

UTILITY ROOM: Fitted with an extensive range of matching wall and base units under work preparation surfaces with sink unit. Space for washing machine. Personal door opening to the rear grounds.

BATHROOM: Having an oval shaped corner bath with mixer tap and shower attachment with part tiled surround, wash hand basin and W.C.

First floor

LANDING: An excellent inviting area having doors to the remaining living accommodation and bedroom 4.

FAMILY ROOM: Located in the centre of the property that would lend itself to a multiple of uses if so required and having a further door to the dining room and large opening through to designated sitting room.

SITTING ROOM: A substantial room with dual aspect to the sides.

DINING ROOM: Currently occupied as a formal dining room but again would easily lend itself to a multiple of uses if so required. Double doors opening to the balcony ideally placed to enjoy the wonderful far reaching countryside views.

KITCHEN/BREAKFAST ROOM: Fitted with an extensive range of wall and base units under wooden work preparation surfaces that incorporate a

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matching central preparation island with adjoining breakfast bar area. Integrated appliances include the sink unit with single drainer and mixer tap four ring electric hob under extractor hood and eye level double oven. Space for tall fridge freezer and dishwasher. This room offers dual aspect.

BEDROOM 4/STUDY: Currently occupied as a study however would lend itself to a further reading room/snug or bedroom if required. Dual aspect.

CLOAKROOM: Having wash hand basin and W.C.

Outside

The property is approached by a large driveway which affords off street parking for numerous vehicles and continues to the property and the adjoining **DOUBLE GARAGE** with two up and over doors, power and light connected and side aspect. Further well-placed double aspect workshop again with power and light connected. The remainder of the grounds are predominately lawn with well stocked flowering borders and hedgerows and a variety of established trees. There are terrace areas immediately abutting the rear of the property ideally placed to enjoy al fresco dining and entertaining on warm summer days.

SERVICES: Mains water, drainage and electricity are connected. Oil radiator heating. Solar panels. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band F

EPC RATING: C

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by

inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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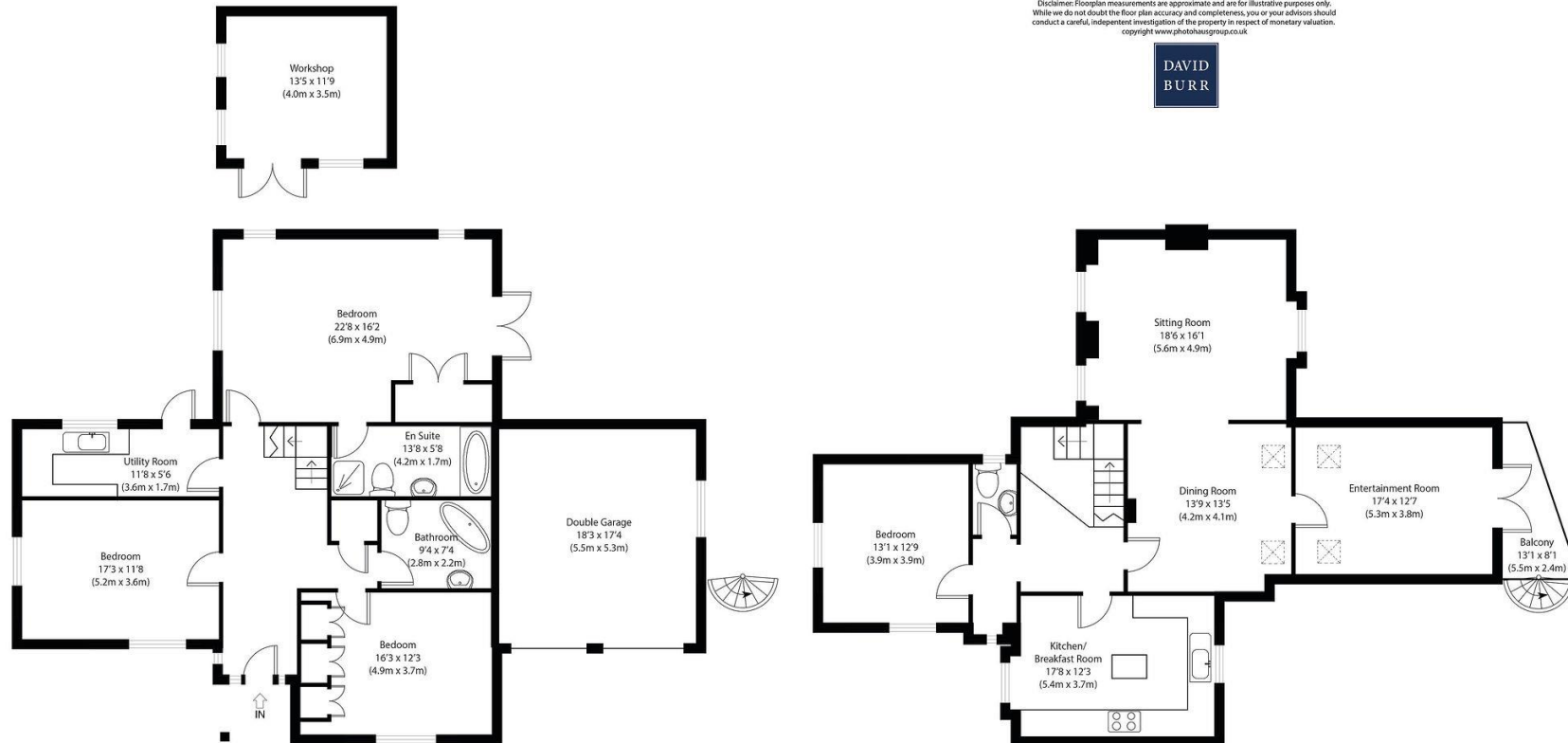
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Approximate Gross Internal Area
Main House 2900 sq ft (269 sq m)
Outbuilding 160 sq ft (15 sq m)
Total 3060 sq ft (284 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photoburrgroup.co.uk

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Ground Floor

First Floor

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