



'A Splendid Edwardian Country House'
Redenhall, Harleston, Norfolk | IP20 9QW

WELCOME



“Sitting in around six acres of spectacular grounds (stms), complete with a large wildlife pond and a mini golf course, this is a place where you can relax and get away from it all. The indoor pool ensures lots of fun with friends and family, while the high-spec two-bedroom annexe provides a useful income. Stylishly decorated and immaculate throughout, this is a truly superb property.”







- Stunning Edwardian Country House
- Detached Two Bedroom Self Contained Annexe
- Superb 33ft Heated Indoor Swimming Pool with Shower
- Grounds Extending to around 5 acres (stms) with Lake and Mini Golf Course
- High Specification Oak Fitted Kitchen/Family Room
- Detached Studio/Workshop and Laundry Room
- Luxurious Main Bedroom with Large En Suite Bathroom and Juliet Balcony With Views of the Gardens
- Three Further Bedrooms, One with En Suite
- Elegant Sitting Room, Dining Room and Study
- Opportunity to Generate Income as a Holiday Let

Built in 1910, the home has the elegant proportions and attractive square bay windows so often found in Edwardian properties. The current owners came across the house after an 18-month search and loved the location and the space on offer, inside and out. Previous occupants had made several upgrades, including the fitting of a fine, solid wood Earsham Hall kitchen, plus some beautiful touches like the copper clad roll-top bath and a hand-carved marble chimney piece by Roger Pearson. No expense was spared!

The current owners in turn have further improved the property, redecorating throughout, fitting wool carpets, new bathrooms, and extending their home to the rear. They have created a beautiful, triple aspect sitting room with a wonderfully luxurious master suite above, complete with a large bathroom and a Juliet balcony with french doors, framing views out over the garden. These rooms, along with others running along the back of the house, face south, so they're incredibly light and welcoming.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









It's a flexible home, with spacious receptions that add versatility. With the new extension, the sitting room could be multi-purpose with a dining area, or the formal dining room could be used as a snug for teens or a playroom for younger children. There's even a little study, tucked away in a quiet corner, so you can settle down to work away from the hustle and bustle of family life.

The heart of the home is the open plan kitchen, leading to a breakfast room with bifold doors to the east, so you can open the room up to the garden and enjoy your morning cuppa in the sunshine. The current owners added bespoke cabinetry from Earsham Hall to further enhance and upgrade this beautiful kitchen. This is also a super area for entertaining, with plenty of room to seat a good number comfortably. The owners have a large extended family, so when everyone's here, it's good having room for people to spread out. In addition to the master suite, there are three further bedrooms upstairs, along with two bathrooms.

The owners have also improved the annexe, creating a high-quality and attractive two-bedroom home with its own parking and outside space. Recently planted fruit trees screen the two properties from each other, as the owners currently rent the annexe out to holidaymakers.

It's proved incredibly popular and they receive far more bookings than they originally anticipated. It's also great as additional guest accommodation and would be perfect for elderly relatives who want to retain independence, or for adult children living at home.

One big draw at this home is the indoor pool, with a hand-painted cloud mural on the roof. It's no surprise that the owners' grandchildren particularly enjoy visiting and splashing about in here and it's fun for parties too, as well as being a winner with paying guests from the annexe. Doors open to the south, so it's lovely and sunny in summer and has views stretching down the lawn.

The land here extends to around six acres. In addition to the formal gardens to the front and rear of the house, you have a very large, securely fenced pond that attracts plenty of wildlife, set within a larger meadow where there's a mini golf course. Sitting down by the water is truly idyllic and it's a lovely place to unwind, or to relax with a book in the peace and quiet. There are koi in the pond, ducks and even the occasional swan. In the wider meadow, you'll see deer and hares, plus many different varieties of birds. You could easily have a paddock here, for a pony or perhaps alpacas, and there's plenty of scope to create a magnificent and fruitful kitchen garden if desired.













Detached Two Bedroom Annexe





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STEP OUTSIDE

This is such a peaceful spot. You feel as though you're in your own not-so-little world. Yet you're only a mile from Harleston, which is well served with schools, shops, takeaways, a park, football club and more. Beccles is another nearby town and a very pretty one at that. You're within easy reach of the coast and the southern Broads here, with trains from Diss taking you down to London. When the owners came here, they didn't realise how pretty this area is, nor how well connected, and soon realised what an excellent choice this home has been.

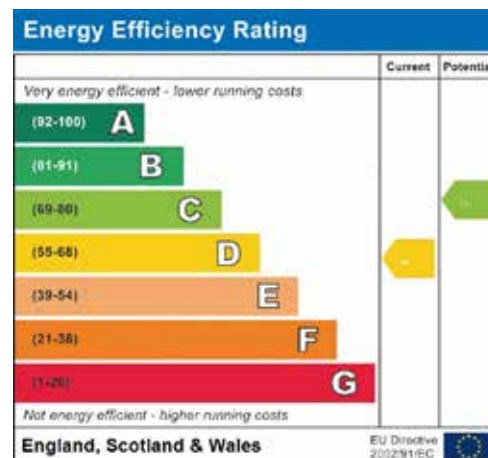
Agents Notes

Tenure: Freehold

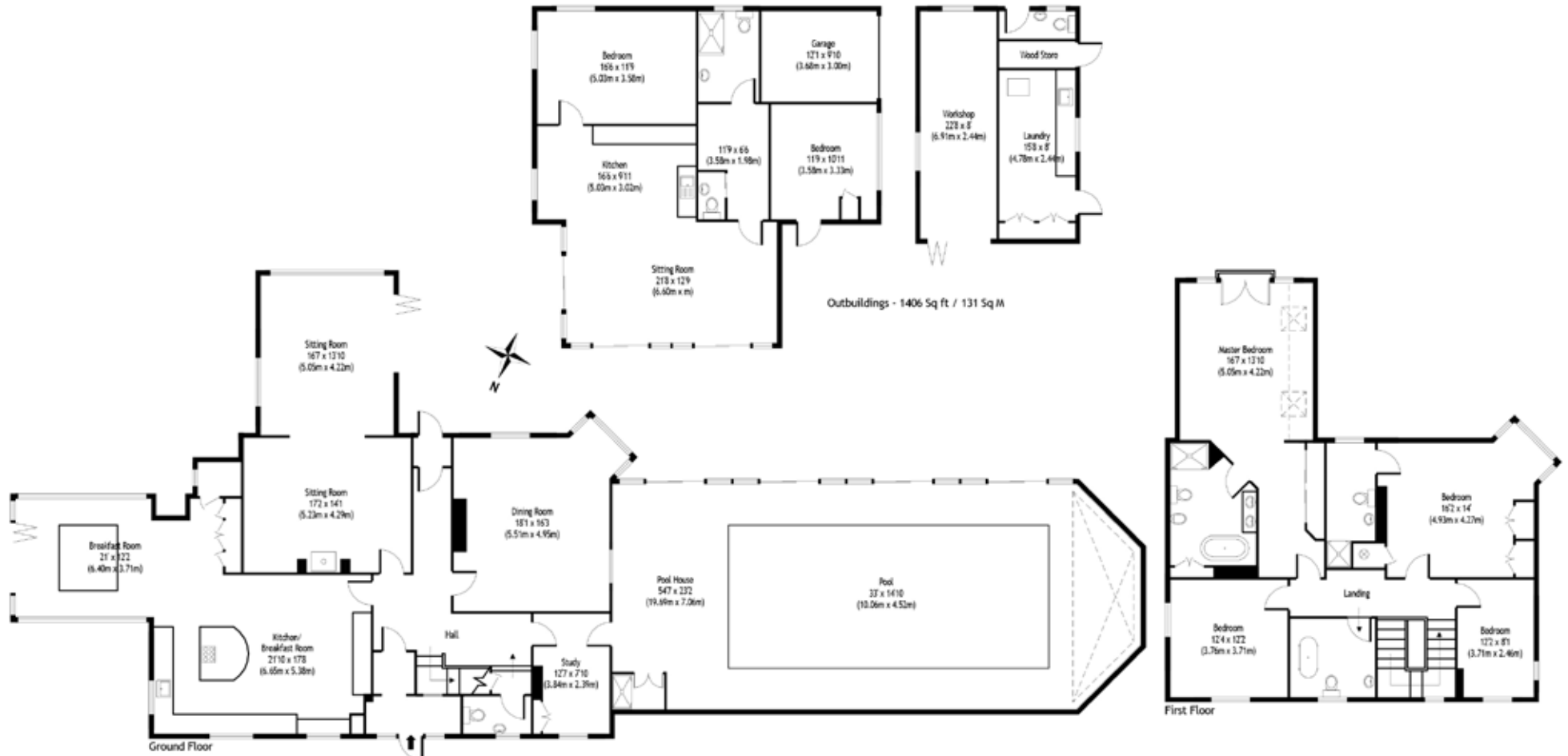
Local Authority: South Norfolk District Council
- Band G

Services: Mains Electricity & Water, Private Drainage (new septic tank installed in 2022), OFCH. Solar Panels. Updated Security System.

Directions: From Diss travel East along the A143 passing the 1st roundabout for Harleston. At the 2nd roundabout take the 3rd exit towards Redenhall and the property is the 1st one on the right-hand side via electric gates.



DIS 873, Redenhall
 Approx. Gross Internal Floor Area - 4440 Sq ft / 412Sq M



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