



Garnet House  
Lopham Road | East Harling | Norfolk | NR16 2PY

# CHARACTER AND STYLE



This beautiful brick and flint 7-bedroom modern detached family home offers attractive and versatile accommodation, spread across three floors. Attention to detail and a high specification finish feature throughout the home, which has benefited from interior and exterior redecoration recently. The true hub of the home is the generous kitchen/family room, superbly updated by the current owners, which immediately sets the tone for the warm welcoming atmosphere of this house. With hobby room, separate dining room, sitting room, practical utility room and four bathrooms this immaculate, well-presented home offers something for everyone, set in the well-served friendly village of East Harling yet easy for commuters to reach Cambridge or London by road or rail.







# KEY FEATURES

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- Very Spacious Detached Family Home
- Popular and Well-Served Village
- Lovely Sitting Room With Wood Burner
- Formal Dining Room
- Excellent Fitted Kitchen With Large Island Unit
- Utility Room and Cloakroom
- Garage Converted To Hobby Room/Office
- 6/7 Bedrooms - Currently Six and a Cinema Room
- Four Bathrooms/Shower Rooms
- Excellent Rural Views

The current owners were drawn to this house by its ease of location for work and schools and have enjoyed the characterful aesthetics and made full use of the practical, versatile living style. With 3000 square feet, you have space to entertain, to welcome family and friends to stay, whilst still providing privacy and space to work from home. The top floor could function as its own suite whilst there is scope for a ground floor bedroom too if required, with the garage conversion, currently used as a hobby room. Set in peaceful gardens that attract plentiful birdlife you can have it all here – work, rest and play.

## Step Inside

From the welcoming hallway you find the large dining room to your left, cloakroom and oak staircase straight ahead and to the right the dual aspect, bright living room with impressive fireplace and log burner plus patio doors to the pretty terrace. A great hobby room converted from the double garage allows versatility of use, perhaps home office, playroom or gym. Straight ahead is the wonderful kitchen with huge central island, space for up to 12 diners and cosy chairs, plus a practical utility room.

## Accommodating Spaces

Throughout the property, attention to detail is evident, with beautifully presented interiors showcasing the owner's tasteful design choices. The elegant kitchen, built specifically as a cook's haven, with double fan ovens, built in microwave, built in dishwasher, induction hob and expansive storage, has a huge central island with stunning worktops (and cleverly designed storage space for books) perfect for baking breads, cakes and creating culinary delights. This is the current owner's favourite space, offering the perfect entertaining area with room for the table to extend to seat twelve diners – all able to feast and still chat to the chef! The east facing patio doors open onto a large terrace, perfect for a morning cuppa and for informal summer dining outside. Christmas and Boxing Day celebrations have welcomed the whole family with room for everyone to disperse into the separate areas after dinner, whether upstairs to play, or to hideaway and game, to use the dining room for board games, chill out by the fire in the cosy sitting room with stylish cream log burner or to relax with a favourite family film in the cinema room.... the washing up can wait and be hidden from view in the practical utility space.







# KEY FEATURES

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## Growing Together

This home offers so much flexibility in its use and can be repurposed for a growing family, or multi-generational living. Although this expansive home offers seven bedrooms, the current owners have used it as a four-bedroom property, utilising other bedrooms as office, cinema room/gaming lounge and hobby rooms. The fantastic flow of the home makes the top floor ideal for children, and for sleep-overs with friends. The playroom could eventually become a gaming room as they grow and there are available study spaces throughout the house.

## Exploring Upstairs

Stairs lead to the first floor landing where you find a dual aspect principal bedroom with contemporary ensuite, a second bedroom also with ensuite; a small bedroom, great as a nursery or home office and an amazing cinema room complete the first floor and are both serviced by a chic family bathroom with double sinks and bath. The interior design flare is obvious with the sophisticated furnishings in these rooms. Another staircase guides you to the second floor, currently a three bedroom and family bathroom layout, but which could serve as its own separate suite, ideal for multi-generational living or teens rooms.

## Step Outside

The house is approached by a gravel drive offering parking for several cars, with extra parking at the side of the house too, so plenty of room when all the family descend. The double garage has been partially converted to a hobby room. It could easily become a gym, or extensive work from home space; or indeed even be converted to an additional living space for multi-generational use. A bramley apple tree grows in the front garden whilst in the rear garden there are further apple and pear trees. The owner is a keen gardener and has grown summer veg and soft fruits including asparagus, courgette, peppers, using the greenhouse plus raised beds. Lots of birdlife visits the garden and the owners have been privileged to observe owls, buzzards and even one year a Rosy Pastor from Russia. The evening sun comes over the top of the house and the end of the garden is a favoured spot for a peaceful late evening glass of wine.





























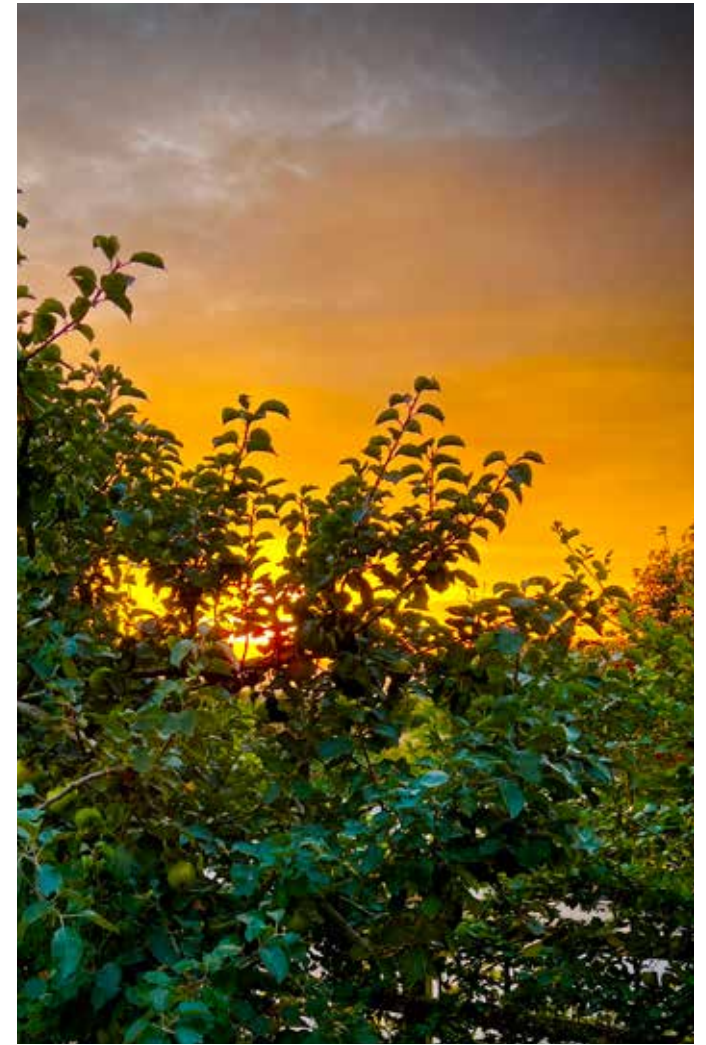












Vendors Library Images of the garden  
Summer 2024

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# INFORMATION

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## On The Doorstep

East Harling is a charming village nestled in idyllic rural countryside on the Norfolk Suffolk borders. This popular and sought after village has an active local community and a good range of local amenities including a primary school, doctors' surgery, two public houses, lovely church, sports and social club with playing fields, a bowling group, village hall, post office and East of England Co-op. The village offers both a bakers and butchers, and also has the popular St George's Whisky Distillery which offers tours and has the wonderful Grain Kitchen restaurant on-site. The property is also in the catchment area for Wymondham College.

## How Far Is It To....

East Harling is close to Diss, a bustling market town with mainline railway station providing direct links to London and Norwich. Being well placed for easy access to the A11 the village is ideal for commuters travelling to London and Cambridge. Thetford Forest is just 8 miles South and offers a variety of family outdoor activities along with Elveden Forest Centre, nearby Harling Woods is a 5 minute drive away and is wonderful for dog walking. The cathedral city of Norwich is just 25 miles away providing further cultural, historic and retail activities.

## Directions

Proceed from the market town of Diss along the A1066 following the road through the villages of Roydon and Bressingham. On entering the village of Garboldisham take a right hand turn by The Fox community pub and follow the road into the village of East Harling. On entering the village take a right hand turn onto the Lopham Road. The property will be found some distance along on the left-hand side.

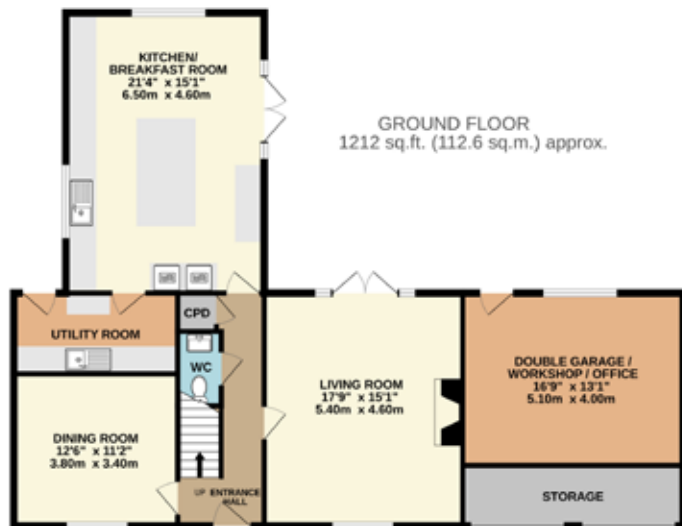
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// cubes.bluffing.trickled

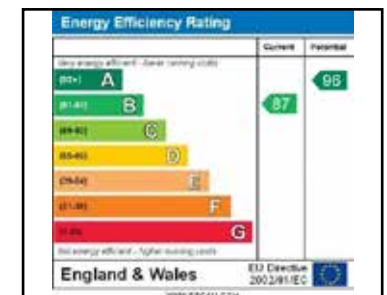
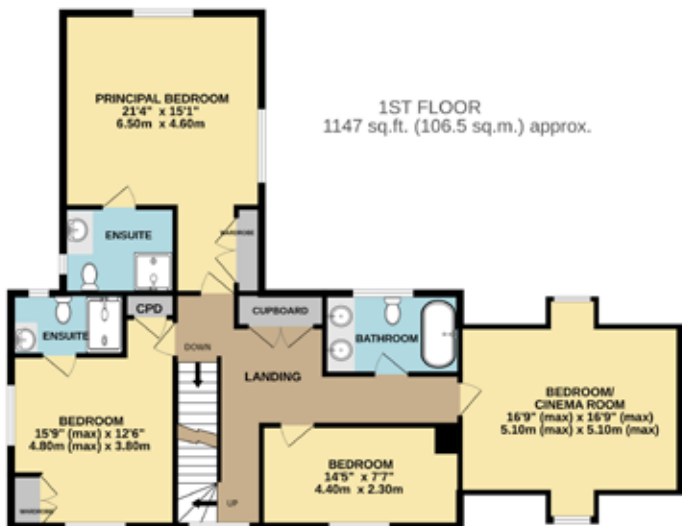
## Services, District Council and Tenure

Gas Fired Central Heating  
Solar Panels with Feed In Tarriff  
Mains Drainage  
Broadband Available – There is Fibre to the property with a 1 Gigabit connection.  
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check  
Breckland District Council – F -Freehold  
Restrictive covenant - no commercial vehicles are to be parked on the premises and the garage cannot be used for retail.





TOTAL FLOOR AREA : 2975 sq.ft. (276.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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