



ROSE AND CROWN FARM
THE STREET, HARDWICK, NR15 2AB



An outstanding refurbishment opportunity in a delightful South Norfolk hamlet consisting of a substantial Grade II Listed period farmhouse, range of outbuildings and 3.64 acres including a large field

The property offers an exciting opportunity within a convenient semi-rural Hamlet between Long Stratton and Harleston. It comprises a substantial Grade II Listed former farmhouse, that for a number of years was the Rose and Crown Pub, that now needs complete refurbishment. It has an abundance of charm and character and has highly versatile space.

On the ground floor are four reception rooms including an impressive drawing room and dining room, both with open fireplaces. There is a kitchen/ breakfast room to the rear, together with a separate utility room and a ground floor shower room. On the first floor is an impressive principal bedroom with ensuite shower room. There are four further bedrooms and a family bathroom. In addition, a staircase rises to the attic which in previous years was used as a bedroom but offers huge potential.

A driveway to the side of the house leads to a detached triple bay cart lodge and range of barns offering huge potential subject to planning. There is a delightful, well-stocked garden to the rear of the house that

is bordered by an attractive low wall. Beyond the garden is a substantial detached timber barn with stables and a yard to the front. It is considered this offers huge redevelopment potential subject to the necessary planning consents. It has the added benefit of its own independent driveway to the road. There is a charming pond providing a haven for wildlife and beyond is a substantial field. In total the land extends to approximately 3.64 acres.

LOCATION

Hardwick is a rural South Norfolk village located between the market town of Harleston to the south and Hempsall to the north. Harleston offers a larger range of services including schools and shops.

SERVICES

Oil fired central heating. Drainage via septic tank. Mains water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk Council & Tax Band F







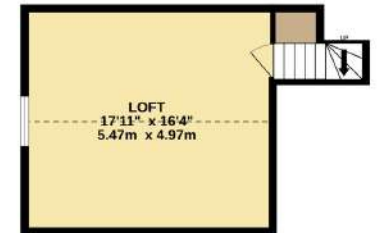
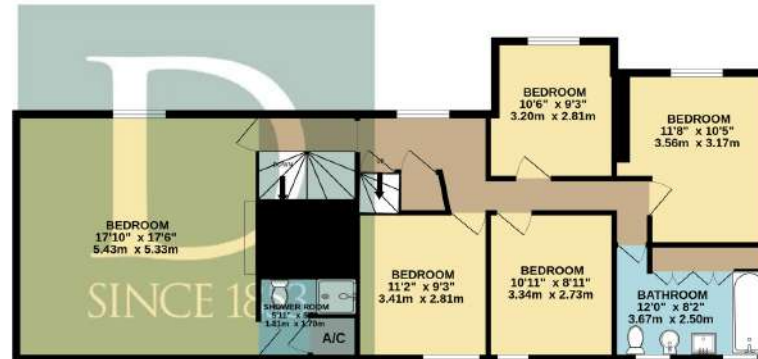
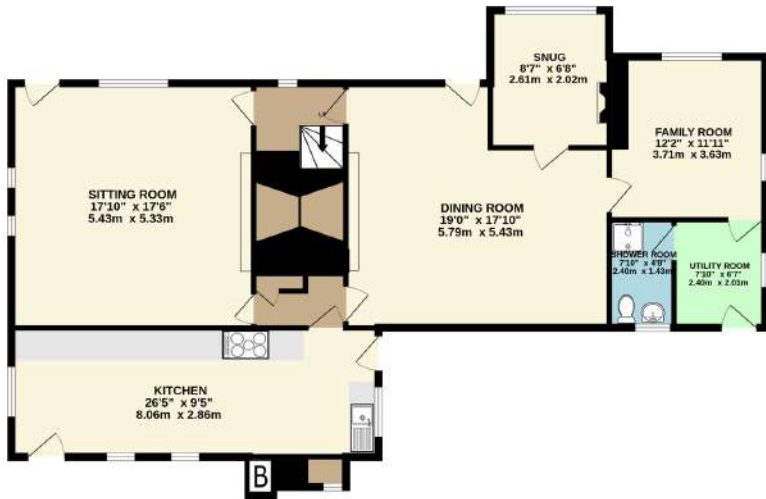




GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.

1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.

2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 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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DURRANTS

SINCE 1853

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