



25 BROAD STREET

HARLESTON, NORFOLK, IP20 9AZ



A magnificent five-bedroom period home in the heart of Harleston, rich in history and original character, with versatile accommodation.

Steeped in history and occupying a prominent position in the heart of Harleston, this magnificent period property is a home of considerable character and distinction. Originally built in the 16th century as a public house serving travellers attending the cattle market, the property was later extended in the 18th century with the addition of a further floor, accounting for its impressive height and distinctive presence amongst the neighbouring buildings.

Retaining a wealth of original features, the accommodation combines period charm with generous and versatile living space. The characterful kitchen/dining room features a built in larder, complemented by a utility room and cloakroom. A fine sitting room centres around an impressive inglenook fireplace, while the substantial dining hall, study with fireplace and garden room provide a choice of elegant reception spaces including the former Gig house now currently used as a family room and has the opportunity for business use. and the property also benefits from a cellar.

The first floor offers three double bedrooms, including a particularly impressive principal bedroom with an en-suite bathroom featuring a roll-top bath, together with a family bathroom. The second floor provides two further double bedrooms and a shower room, creating excellent flexibility for family living or visiting guests.

Outside, a charming courtyard garden provides a private and low-maintenance setting, while an integral garage offers useful storage and parking. The property benefits from gas-fired central heating and is ideally positioned for enjoying the extensive amenities of this historic market town.

SERVICES

Gas central heating

All mains services connected

LOCAL AUTHORITY

South Norfolk District Council
Post Code IP20 9AZ



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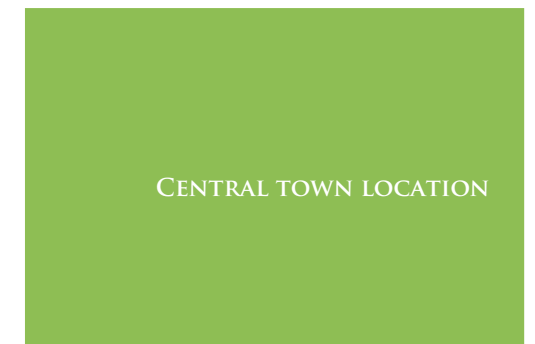
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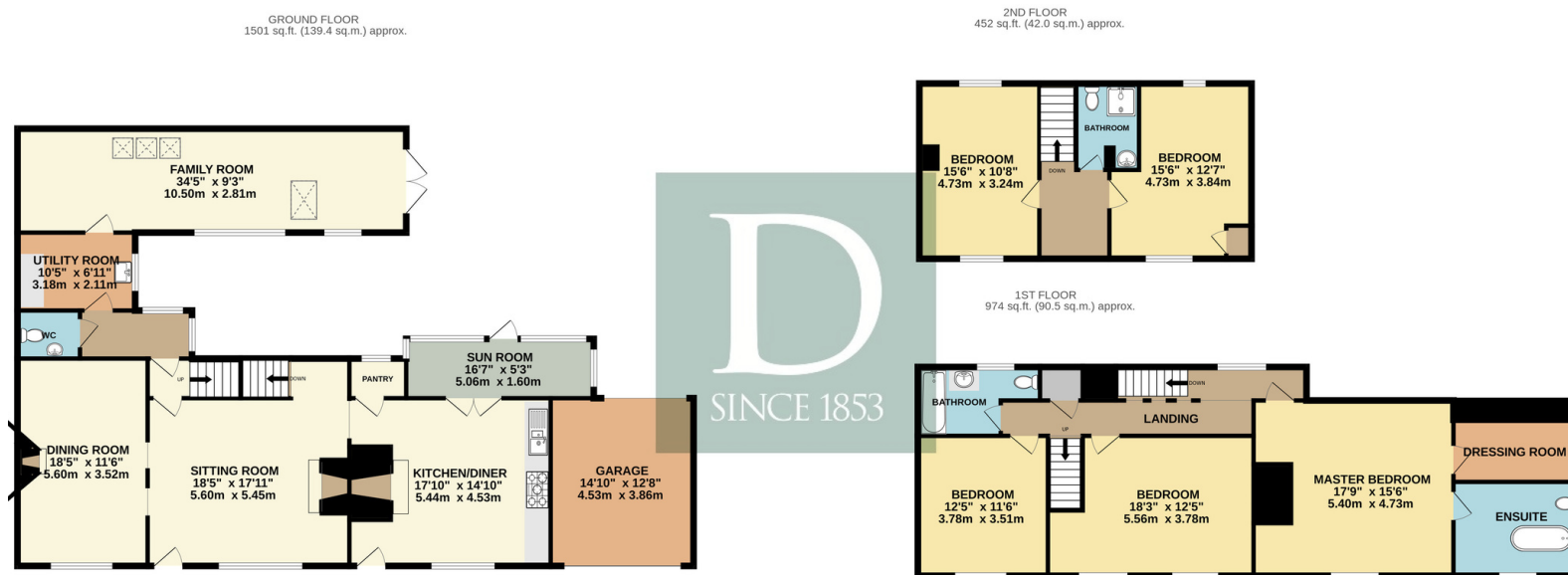
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FLOOR PLAN



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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LOCATION

Harleston is a thriving historic market town offering a good range of independent shops, everyday amenities, schools, cafés, restaurants and pubs, with a strong community spirit. Diss, approximately 10 miles away, provides a mainline rail service to London Liverpool Street, while Norwich is around 20 miles to the north.

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