



THE OLD SMOKEHOUSE

13 MENDHAM LANE, HARLESTON, IP20 9DE



A charming period house originally formed from a pair of semi-detached cottages in a discreet location within the heart of Harleston

The property comprises an attractive detached period house, thoughtfully formed from a pair of semi-detached cottages. The layout retains a high degree of versatility and, if desired, could readily be reconfigured back into two separate dwellings, with no interconnection at first-floor level. This arrangement also lends itself particularly well to accommodating a dependent relative or providing independent space for guests. The front door opens into a generous boot room, formerly an old smokehouse, which now provides excellent storage and a practical entrance to the home. This leads through to the principal kitchen, fitted with a comprehensive range of wall and base units. The principal reception space is largely open plan, incorporating a sitting/dining room to the front with an open fireplace. The chimney stack is open on both sides, creating a natural connection through to a charming rear snug, where French doors open onto the garden. A door from the main reception room leads into the original second kitchen, now utilised as a useful utility room, beyond which is a bathroom. Stairs rise to the first floor and two bedrooms, while a second staircase from the snug leads to the principal bedroom area, comprising three further bedrooms and a bathroom. To the rear, a detached barn offers significant potential for conversion or replacement, subject to the necessary planning consents. To the front, there is ample parking, including a covered parking area immediately outside the main entrance. The rear garden is a particularly delightful feature and a wonderful surprise in the heart of the town, laid principally to lawn and beautifully interspersed with a wide array of mature shrubs and flowering plants.

SERVICES

Gas central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council and Tax Band D

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217

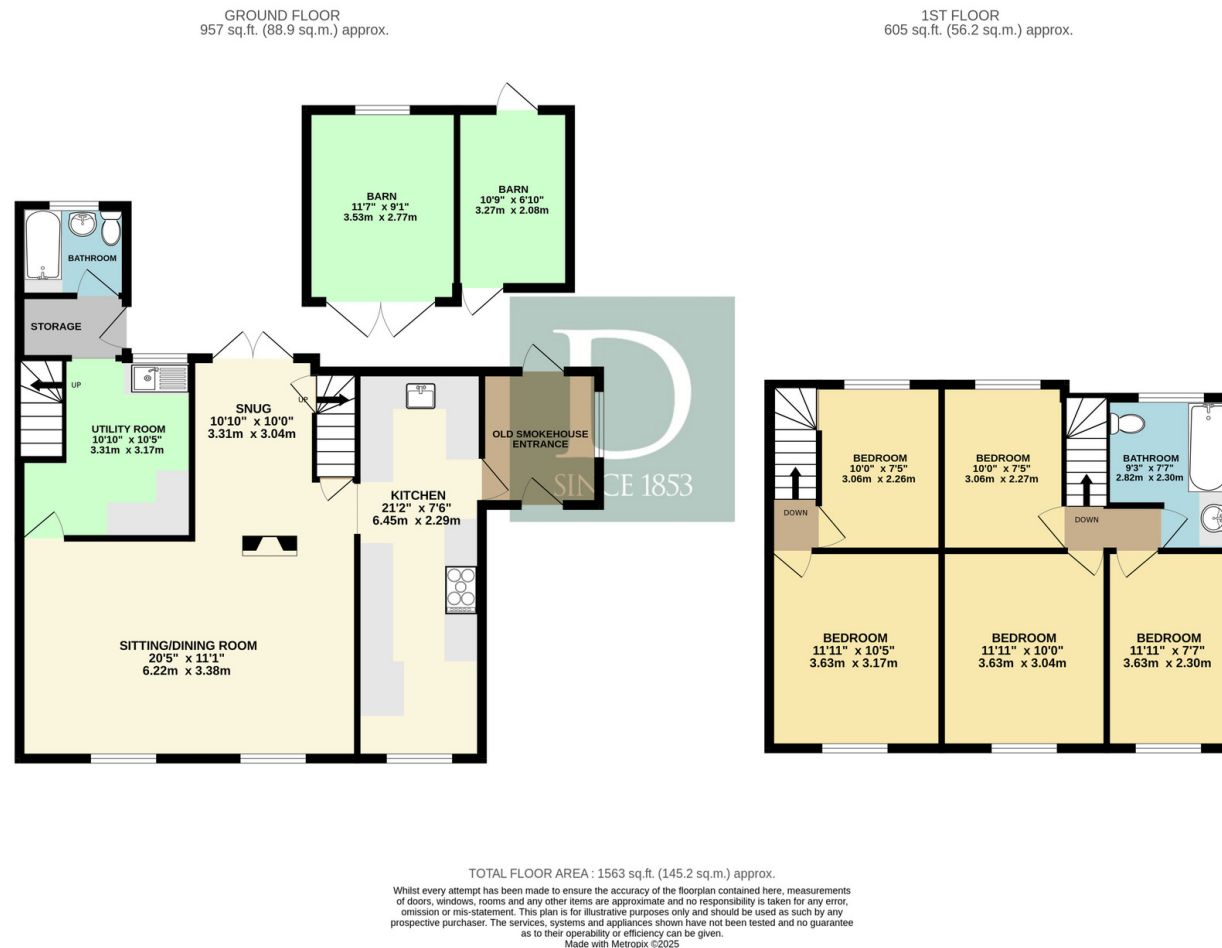








FLOOR PLAN



LOCATION

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on all year and lots of local clubs, organisations and activities.

BOUNDARY PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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