



Mill House

1 Station Road, Harleston, Norfolk, IP20 9ES

BROWN & CO



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A highly attractive detached family home with a number of superb outbuildings providing a great deal of flexibility. Attractive walled gardens, extensive parking and positioned centrally within a thriving market town.

£595,000



DESCRIPTION

Mill House is a particularly charming property, listed grade II and recognised as a property of architectural and historic interest, forming part of a highly desirable location within the market town of Harleston. The property carries a fascinating history having been in the same ownership for over 50 years and represents an exciting opportunity to acquire a large, detached home with associated gardens and a wide range of commercial/outbuilding space.

The property is understood to date from the early 19th century and is constructed principally of red brick elevations, with areas of painted brickwork, beneath a pitched roof clad in black glazed pantiles. The building is arranged over two storeys with additional attic accommodation/storage within the roof space, and displays gabled end elevations consistent with the period.

The principal elevation is arranged with irregular fenestration, comprising a mixture of traditional and later window styles. To the right-hand side are vertically sliding sash windows with glazing bars to both ground and first floor levels, whilst elsewhere there are metal-framed casement windows with leaded panes, which all act as highly attractive features of the whole.

The house is approached at the front into a pleasant entrance hall which enjoys access to the principal rooms, with fine bay windows in the sitting room and drawing room. The latter links in with the dining room with the three main rooms occupying the front of the house. The semi-circular bays fitted with leaded lights enhance the natural light into Mill House.

Towards the rear of the house the hall leads through to a shower room on the southern wing and there is both a useful utility room and snug that provide the kitchen with the necessary support. Any buyer will likely rearrange the accommodation at the rear of the house subject to the necessary consents.

On the first floor the landing provides access to six bedrooms, with one bedroom enjoying the ability to be accessed from both bedroom two and bedroom three, likely being a suitable as nursery for a young family but has been used as a study. The bedrooms are all excellent sizes. The family bathroom is positioned at the rear of the house and there is a separate wc.

The staircase leads on to an aforementioned particularly spacious attic space where there are three separate rooms.

The principal rooms and bedrooms are all of varying proportions, typical of a property of this age and character, and offer potential for further enhancement. We draw your attention to the floorplan as to how the accommodation is arranged.

Outside – Mill House sits comfortably within its plot, and fronts on to the Station Road with its striking façade. The approach to the house for vehicular use is at the side via the drive which offers parking and turning space for a number of vehicles within the inner courtyard area.

The gardens to the side are mainly laid to lawn and enjoy a number of apple trees beautifully arranged on the front boundary behind an historic wall of which is slightly elevated from the main road. A terraced area borders the gardens and provides a space for outdoor dining and entertaining.

One of the key features of Mill House are the high quality range of period outbuildings, arranged around the traditional courtyard to the rear. These structures were used as part of the former mill complex, which once contributed to the local economy of Harleston. The outbuildings provide a buyer with a great deal of natural storage, flexibility and



the opportunity to run a business from home, as the current owners have done in their tenureship.

Constructed in a complementary vernacular style, the outbuildings display a consistent use of traditional materials, including brick elevations beneath pantiled and slate roofs, and retain a number of original features.

In more recent years, the buildings have been adapted with sensitivity and imagination to accommodate a successful pottery business, with one unit having operated as a retail space, a use that continues to the present day. Importantly, planning consent was previously granted for the change of use of the outbuildings to residential.

Services – Mains water, electricity, gas and drainage are connected to the property.

Local authority – South Norfolk District Council.

Council Tax Band – F

LOCATION

The market town of Harleston is located on the Norfolk/Suffolk border between the towns of Diss and Beccles and

strategically placed between Ipswich to the south and Norwich to the north. The property itself fronts onto Station Road and is close to the market place and within easy reach of all the shopping and transport facilities available here.

DIRECTIONS

Proceed out of Norwich and travel south on the 140 trunk road towards Ipswich. Continue through Long Stratton and at the first main roundabout signposted for Pulham St Mary turn left and carry on through The Pulhams. On reaching Starston continue through the village and follow The Street which then merges with Swan Lane. At the end of Swan lane turn left into The Thoroughfare and Station Road is on the left hand side where you will find Mill House.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Station Road, Harleston, IP20

Approximate Area = 4069 sq ft / 378 sq m (excludes void)

Outbuildings = 1778 sq ft / 165.1 sq m

Total = 5847 sq ft / 543.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1437450

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