



5 CANDLERS LANE

HARLESTON, IP20 9JA



One of Harleston's most significant plots. A superbly positioned detached family home offering highly versatile space and enormous potential. The house sits in the middle of 1.07 acres with high levels of seclusion and privacy yet in the heart of the town.

The property provides for a rare and exciting opportunity within Harleston. Conveniently located for the centre of town, the house sits in an elevated position in the middle of is secluded and screened plot of 1.07 acres. It offers, light, spacious and versatile accommodation and has huge potential to update and extend subject to the necessary planning permissions.

A long drive leads up to a gravel turning and parking area in front of the house. There is a porch to the front with the front door opening to a spacious hall with imposing staircase to the first floor. There is an inner hall leading to a study/library, useful utility room and a ground floor cloakroom. The principal reception rooms are on the southern elevation and interconnect making it perfect for entertaining. There is a spacious double aspect drawing room with feature fireplace and large picture window overlooking the garden. Double doors lead to the dining room with feature curved window and door to the garden. A door leads to the spacious kitchen/breakfast room. It is fitted with a comprehensive range of wall and base units, plus an

island. There is an AGA and a dining area to one end. To one side is a lobby with door to the side courtyard.

On the first floor is an impressive part-galleried landing. There is a large principal bedroom with double doors to the balcony. There is a dressing area with fitted wardrobe and an ensuite bathroom. There are three further double bedrooms including one with double doors to the balcony. There is also a family bathroom.

Externally there is a boiler room, accessed from the courtyard plus a potting shed. A door from the courtyard leads to a single garage and there is a further single garage. The gardens wrap around the property and provide for a delightful established secluded setting in the town. They are principally laid to lawn with mature trees and hedging. To the front of the property is a kitchen garden with greenhouse and vegetable beds.

#### LOCAL AUTHORITY

South Norfolk District Council and Tax Band F





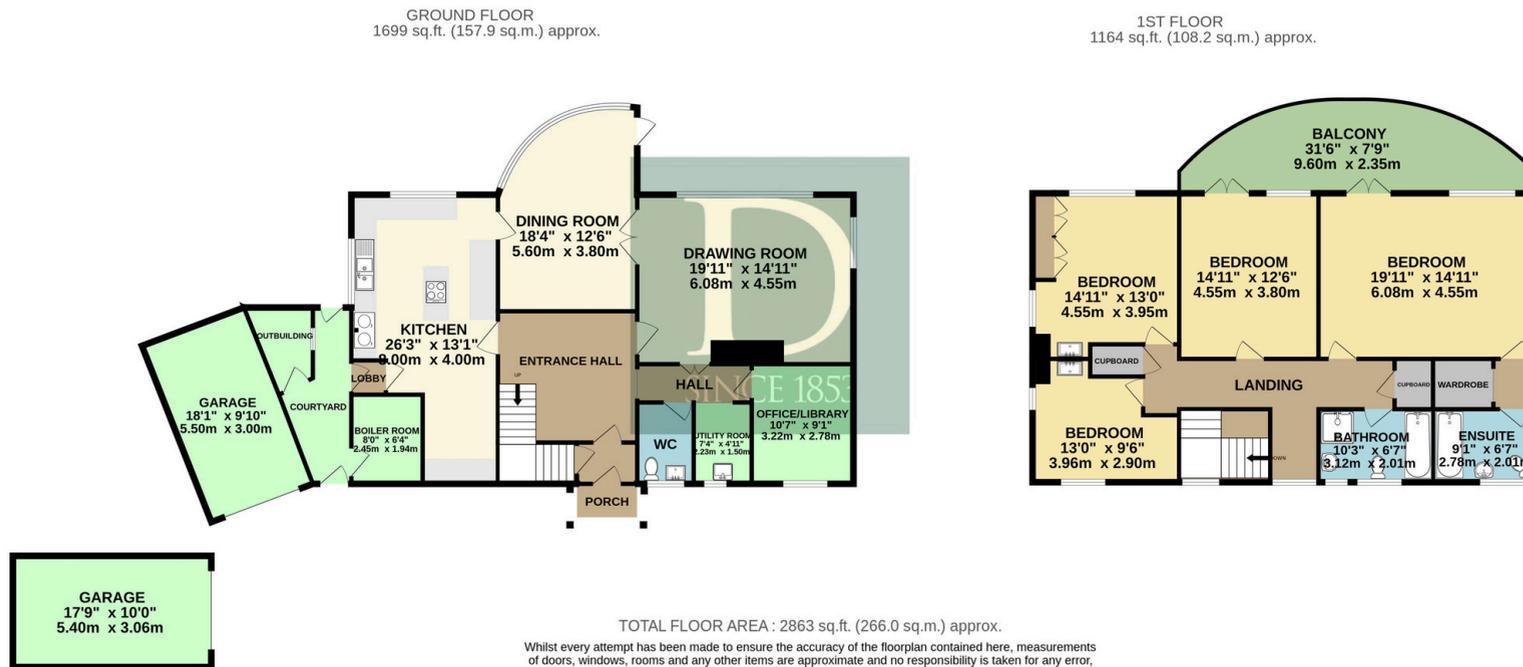








## FLOOR PLAN



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 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.

## 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).

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please contact us to arrange.

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