



Guide Price £750,000

5 Bedroom Detached House for sale

Providence House, 12 Gallants Lane, East Harling, Norwich





Overview

EPC-rated 'A' renovated home in the heart of East Harling, complete with a superb home-office setup and secluded, south-facing exteriors. Packed with character and flexible family living, all within desirable walking distance of local pubs, local shop and school.



Key Features

- Renovated Period Property Blending Character with Modern Comfort
- Conveniently Placed for Wider Travel via the A11 and Train Links
- EPC Rating A - Efficiency-Focused Upgrade: Solar Power with Battery and New uPVC Double-Glazed Windows, EV Charger
- Detached 5-Bedroom 2-Bathroom with Scope for an Independent Annex
- Characterful Reception Rooms Boasting Array of Exposed Beams, Skylights, Woodburner and Picture Window Seat
- Substantial Kitchen-Breakfast Room with Bespoke Cabinetry, Integrated Appliances and Breakfast Bar
- Strong 'Work from Home' Appeal: Independent Office and Adjoining Store
- South-Facing, Non-Overlooked Garden Set for Play, Relaxation and Alfresco Dining
- Excellent Parking Provision: Driveway, Garage and Carport
- Walkable Village Life - Butcher, Village Store, Coffee Spots and Pubs Close





Welcome to Providence House, Gallants Lane, East Harling (NR16) - a renovated period home that balances character and comfort, offering the charm you want with the practical, modern performance you need (EPC Rating A). Thoughtfully brought up to date with enhanced energy efficiency, it's a substantial family home designed for real life: busy weekdays, relaxed weekends, and everything in between. Unique homes start with their layout - and this one delivers. The ground floor offers generous, versatile living space with an easy, practical flow that suits family routines just as well as entertaining. Upstairs, the first floor adds a quirkier layer of period character for a genuinely individual home, while exceptional storage throughout keeps everything calm, organised and beautifully liveable.

At the heart of the home, the kitchen-breakfast room is a superb everyday hub, with bespoke cabinetry, integrated appliances and a design that supports real life - from cooking and lunchboxes to effortless hosting. Extensive worktops, excellent storage and a multi-use breakfast bar make it as practical as it is sociable, and it naturally becomes the family command centre for homework, catch-ups and the occasional quiet 'sanity break'. For more formal occasions, the dining room leans into the home's character with exposed beams and a slightly moodier, more intimate feel - perfect for long dinners, Sunday lunches and celebrations. The living room is the all-rounder you'll gravitate to morning, noon and night, boasting a vaulted ceiling, exposed beams and skylights that pour in natural light. Anchored by a woodburner, it's equally suited to lively family evenings or quieter downtime, while the window seat adds a lovely lifestyle moment for coffee, reading or simply daydreaming.



Currently arranged as a five-bedroom, two-bathroom layout, the generous footprint invites you to tailor the space to your way of life - whether that's reworking the bedroom balance, creating a more defined principal suite, or shaping a more independent setup for family or guests. The additional versatile rooms, including the playroom and home gym, add even more flexibility; with plumbing already in place, they could lend themselves brilliantly to an annex-style arrangement or future principal suite. The independent office with adjoining store is ideal for home working, running a business, seeing clients by appointment, or keeping work life neatly separate.

Outside, you'll find something refreshingly different - perfect for those who appreciate a private, lifestyle-led setup rather than a vast rear lawn. The grounds sit predominantly to the front and feel wonderfully enclosed, with mature trees and greenery creating a peaceful, non-overlooked outlook. There's an enclosed lawn for a touch of green and easy play, alongside a large

tiered patio made for alfresco dining, BBQs and relaxed evenings. Parking is a real strength too, with a tandem approach accommodating up to five vehicles, EV charging, a large gravelled area for additional parking, plus a garage and carport. East Harling is the kind of village where life feels both convenient and connected. With essentials close to hand - including a butcher, village store, coffee spots and pubs - it offers that rare 'walkable village life' feel, while still keeping you well placed for wider travel. It's also a village often chosen by home movers for its community spirit, friendly atmosphere and active local groups that help keep it vibrant and welcoming.

Kitchen-Breakfast Room

22' 0" x 14' 6" (6.71m x 4.42m)

Luxury vinyl plank flooring, dual-aspect uPVC double-glazed windows, bespoke fitted base and wall-mounted units, large breakfast bar with fitted storage and multiple sockets, integrated full-height fridge and freezer, dishwasher and Rangemaster, plinth heater, ceramic Belfast sink, spotlights and central hard-wired lights, multiple sockets and radiator.

Dining Room

16' 11" x 14' 6" (5.16m x 4.42m)

Fitted carpet, uPVC double-glazed window, exposed ceiling beams, hardwired ceiling lights, multiple sockets and radiator.

Living Room

20' 10" x 20' 8" (6.37m x 6.31m)

Fitted carpet, uPVC double-glazed picture window with seating plus additional window, two timber-framed skylights and internal window into the dining room, woodburner set within an inglenook fireplace with solid wood mantle and tiled hearth, exposed beams, wall-mounted lighting, multiple sockets, TV aerial and radiator.

Cloakroom

7' 3" x 5' 1" (2.21m x 1.57m)

Luxury vinyl plank flooring, uPVC double-glazed window, Vanity wash hand basin, toilet, built-in cupboard housing the water softener and ceiling light.

Play Room

24' 2" x 9' 10" (7.39m x 3.01m)

Fitted carpet, uPVC double-glazed windows to the front, timber-framed skylight to the rear aspect, built-in storage cupboard, spotlighting, multiple sockets, radiator and plumbing in place.

Home Gym

24' 2" x 9' 10" (7.39m x 3.01m)

uPVC double-glazed windows to the front, timber-framed skylight on the rear aspect, spotlighting and multiple sockets.

Home Office

11' 5" x 9' 9" (3.49m x 2.98m)

Luxury vinyl flooring, uPVC double-glazed windows and exterior door, exposed beams, spotlighting, radiator and multiple sockets. Store: 7' 7" x 5' 6" (2.33m x 1.68m) - Luxury vinyl flooring, double-glazed circular window surrounded by exposed brick and spotlighting.

Bedroom One

14' 6" x 11' 2" (4.42m x 3.41m)

Fitted carpet, dual-aspect uPVC double-glazed windows, stained glass above door, feature fireplace, ceiling light, radiator and multiple sockets. Dressing Room: 7' 8" x 6' 5" (2.36m x 1.98m) - Fitted carpet, uPVC double-glazed window, ceiling light, radiator and multiple sockets.

Bedroom Two

14' 6" x 10' 1" (4.42m x 3.08m)

Fitted carpet, dual-aspect uPVC double-glazed windows, ceiling light, radiator and multiple sockets.

Bedroom Three

14' 6" x 10' 1" (4.42m x 3.08m)

Fitted carpet, dual-aspect uPVC double-glazed windows, feature fireplace with brick surround and tiled hearth, spotlighting, alcove, radiator and multiple sockets.

Bedroom Four

9' 3" x 7' 9" (2.83m x 2.37m)

Fitted carpet, uPVC double-glazed window, timber-framed skylight, hardwired spotlights, eaves storage, radiator and multiple sockets.

Bedroom Five

11' 1" x 7' 6" (3.38m x 2.31m)

Fitted carpet, uPVC double-glazed window, ceiling light, radiator and multiple sockets.

Bathroom

9' 3" x 6' 4" (2.83m x 1.95m)

Tiled flooring, shower wall panels, freestanding bath with shower over bath, wash hand basin, toilet, timber-framed skylight, eaves storage, heated towel rail and spotlighting.

Shower Room

8' 0" x 5' 1" (2.44m x 1.57m)

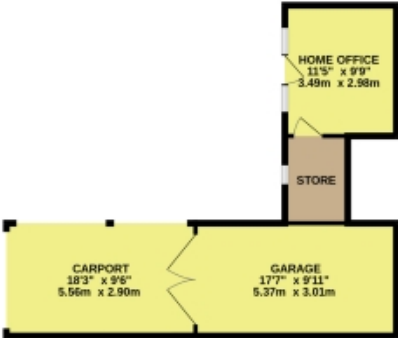
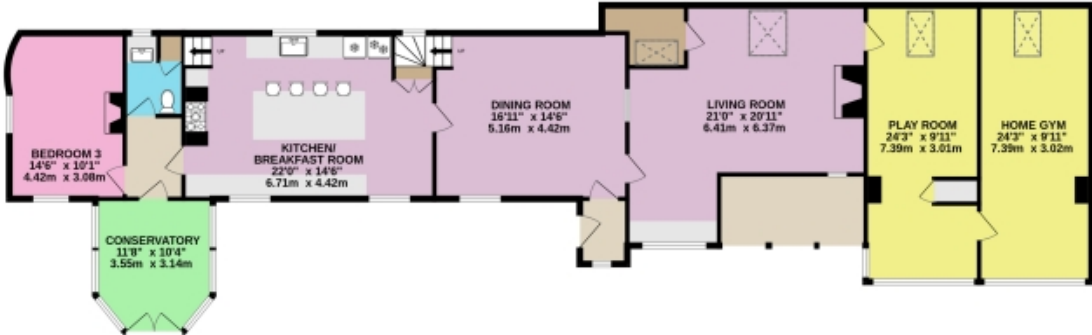
Tiled flooring, obscured uPVC double-glazed window, rectangular shower tray with glass shower screen, shower mixer and dual nozzles, wash hand basin, toilet, heated towel rail, built-in cupboard housing the combi gas boiler and spotlighting.

Floorplans

1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



GROUND FLOOR
2359 sq.ft. (219.2 sq.m.) approx.



DETACHED 5-BEDROOM HOUSE

TOTAL FLOOR AREA : 3088 sq.ft. (286.9 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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EPC

Score	Energy rating	Current	Potential
92+	A	102 A	106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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