



Southgate House
Shotford Road | Harleston | Norfolk | IP20 9JN

 FINE & COUNTRY

A REMARKABLE COUNTRY HOME



Behind the walls, this beautifully characterful country home unfolds through a series of elegant spaces, where original features, warm heritage tones and thoughtfully considered interiors create an atmosphere of comfort. Surrounded by mature gardens and secluded terraces, it is a home made for long lunches, fireside evenings and the gentle rhythm of family life, with commuter links just 10 minutes away.



KEY FEATURES

- A beautiful grade II listed attached 17th Century property
- Principal bedroom with ensuite and three further double bedrooms
- Over 2200 square feet of living space
- Beautiful walled garden
- Short walk to local amenities
- Located in a sought-after market town
- Excellent local schools, pubs, restaurants and sports facilities
- Fantastic spacious kitchen
- Three reception rooms
- Only twenty minutes to the London train links of Diss

From its beautifully preserved details and exceptional kitchen to its generous reception rooms, multiple fireplaces and wonderfully varied gardens, this is one of the oldest homes in Harleston and one that feels deeply welcoming. A property with space to entertain, rooms in which to retreat, and gardens designed to be enjoyed with company, or for quiet moments, throughout the day and across the seasons.

Step Inside

Inside, the generous Norfolk pamment tiled entrance hall provides the perfect welcome, with plenty of space for family and guests to arrive, gather and shed the practicalities of country living. From here, the house opens into a series of beautifully considered reception and living spaces, balancing scale with warmth and comfort. At the centre of the house is an enormous kitchen and dining room, designed as much for entertaining as it is for everyday family life. Beautifully preserved parquet flooring and ancient beams stretching across the ceiling add warmth and character, while a superbly appointed kitchen delivers everything the enthusiastic cook could wish for. An alcove houses double side-by-side ovens, complemented by induction cooking and a separate gas hob, a chef's dream. The adjoining walk-in pantry provides exceptional storage and practicality, keeping the main kitchen beautifully uncluttered and has beautiful beam work inside too. This is a genuinely social space: a kitchen and dining room where people naturally gather, conversation flows and occasions unfold. After dinner, guests can retreat to the living room beyond, a cosy, sophisticated setting with the dual-sided fireplace (currently closed off but could be reopened) forming a focal point. This same feature serves the snug, a wonderfully inviting room with French doors at one end open onto the west-facing terrace and gardens. This is a great spot for reading with so much natural light flooding through. At the opposite end of the house, across the hallway, the sitting room offers something altogether quieter. Fireside and intimate, it is a peaceful space in which to escape the bustle of the life, snuggling by the biofuel burner with a good book and is also, being south facing; a sunny spot for a morning cuppa. French doors open directly onto the south-facing walled garden, accessed only by this room and from the hallway, creating a seamless connection with this secluded outdoor space. A conveniently positioned cloakroom completes the reception accommodation.





KEY FEATURES

Explore Upstairs

The staircase rises to a generous first-floor landing, complete with open fireplace and chimney, and filled with natural light, offering far more than simply a passage between rooms. There is ample space to create a charming reading corner or a small home office beside the window, a peaceful retreat, tucked away from the more sociable areas of the house. At one end, a substantial bedroom is complemented by a walk-in wardrobe and has plenty of additional space for a sofa or desk. Equally suited to an older child, an au pair or visiting family, it offers a degree of independence rarely found within a family home. Across the landing is an elegantly appointed family bathroom, before reaching the principal bedroom, complete with its own beautifully fitted ensuite and west aspect window offering a soft evening light. The landing continues to two further bedrooms set in the oldest part of the home, one larger than the other with a walk-in wardrobe and connected by an internal door. Historically, this arrangement may well have served as a nursery suite, and it remains a wonderfully versatile configuration today. For younger families, the arrangement provides an ideal children's wing, with bedrooms close together while retaining a sense of their own space. Alternatively, the rooms could be transformed into a bedroom and adjoining dressing room or sitting room. Flexible, characterful and full of potential, these rooms can evolve effortlessly with the life of the household. On the first floor, exposed beams feature throughout, adding warmth, texture and a tangible connection to the property's history.

Step Outside

Approached through a white double gated entrance, and enclosed in a beautiful brick wall, a generous gravel driveway provides an elegant arrival with ample parking for up to 6 cars, as well as the substantial double garage. The gardens are a defining feature of the property. Mature hedging and the superb wall create a wonderful sense of privacy and enclosure, safe for children and animals, while the grounds unfold into a series of distinct and interesting spaces, each with its own character. To the rear, a west-facing terrace opens directly from the snug, an idyllic setting for afternoon and evening entertaining, with mature planting and a tranquil pond adding to the atmosphere. Ducks and Moorhens have made the pond their home over the years providing much entertainment, along with the visiting insect life including beautiful Dragonflies. A separate walled garden area, accessed from the sitting room or hall, faces south and offers a more intimate outdoor retreat: a wonderfully private spot for quiet mornings, reading or simply enjoying the garden.

































INFORMATION



On the Doorstep

Harleston provides an excellent range of independently owned shops along with two supermarkets, doctors, dentist and vets, flu jab clinic, schools to GCSE level, along with cafes, restaurants and pubs. Within walking distance are Weybread Fishing lakes, a group of five lakes with both coarse and carp fishing opportunities and offering locals the opportunity for a peaceful stroll.

How Far Is It To....

The market town of Diss is just 10 minutes away with supermarkets, dentist, doctors, vets, schools, parks, Golf club, and the scenic Diss Mere. Rail links from Diss take approximately 90 minutes to London, Liverpool St and a mere 20 minutes to Norwich with its international airport. For beach lovers, Southwold and Lowestoft are in easy reach, and the historic town of Eye with amazing architecture and local independent eateries is a lovely coffee spot.

Directions

From Diss head east on the A143. Turn off to Harleston on the Needham Road and take the second right onto Shotford Road. Follow the road up and the property is on the right.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// offices.cheered.racetrack

Services, District Council and Tenure

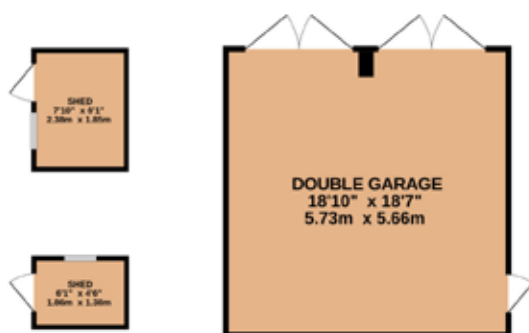
Gas Central Heating and LPG for hob

Mains Electricity, Water & Drainage

Broadband Available – Fibre to the property but please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

South Norfolk District Council – Band E- Freehold



TOTAL FLOOR AREA 2830 sq.ft. (262.9 sq.m.)(approx.)
 Accommodation: 2407 sq.ft (223.6 sq.m) - Garage/Outbuildings: 423 sq.ft (39.3 sq.m)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Produced by HomeSight Studios for Fine & Country Estate Agent.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



Fine & Country Regional Office
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

