



MILL HOUSE

1 STATION ROAD, HARLESTON, IP20 9ES



An iconic property in the heart of Harleston with over 4800 sq ft of space including a superb selection of outbuildings currently used for commercial purposes, but offering residential potential

The property is an imposing early 19th Century Grade II Listed house with impressive leaded light bay windows to the front that were a later addition. It is an iconic and prominent house in the centre of Harleston with an abundance of charm and character.

The house has been in the same family for more than 50 years and has been totally unspolited by time offering an incoming purchaser enormous potential to update and personalise. The vendors went to great length to maintain the integrity and warmth of the property.

The accommodation is both spacious and versatile and there is a substantial second floor which offers further potential subject to planning permission and Listed Building Consent. In addition to the house is an outstanding range of period outbuildings to the rear around a courtyard. The vendors ran a successful pottery business from the outbuildings including one being used as a shop and this is still in use today. Whilst the outbuildings have been used for commercial purposes, the vendor does have

consent for change of use to residential under reference 2022/1150. This offers huge potential subject to further planning permission. To the right of the drive is a delightful walled garden which is a superb feature for a house in the heart of the town.

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 fired 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 Council & Tax Band F











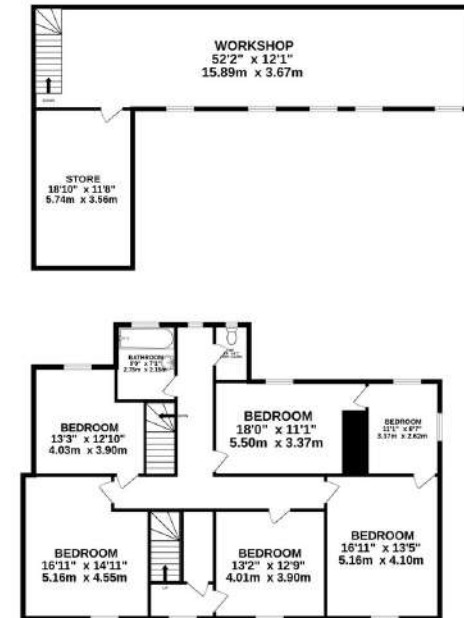
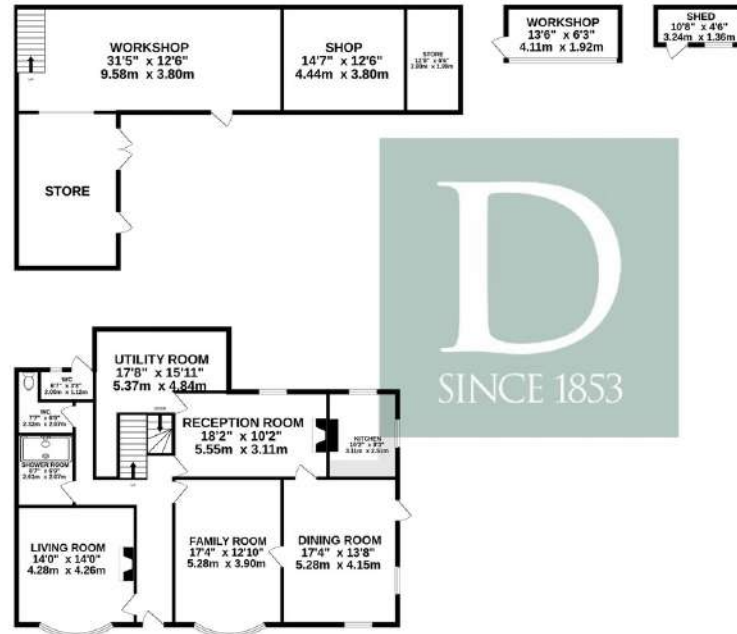


FLOOR PLAN

BASEMENT
307 sq.ft. (28.5 sq.m.) approx.

GROUND FLOOR
2889 sq.ft. (267.9 sq.m.) approx.

1ST FLOOR
2889 sq.ft. (267.9 sq.m.) approx.



TOTAL FLOOR AREA : 4869 sq.ft. (452.4 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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