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Candlers Lane,
Harleston, Norfolk

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ESTATE AGENTS

Candlers Lane, Harleston

Situated just a 'stone's throw' from the centre of the town, this interesting property was constructed during the late 19th century and was originally part of Candlers House which has a long and interesting history. The property has been sympathetically refurbished whilst retaining all the original character and offers spacious accommodation including two double bedrooms. The house is currently being run as a successful Airbnb and is being offered with no onward chain.

Accommodation comprises briefly:

- Entrance Lobby
- Sitting/Dining Room
- Kitchen
- First Floor Landing
- Two Double Bedrooms
- Bathroom
- Courtyard Garden
- Two Parking Spaces
- Town Centre Location
- No Onward Chain

The Property

The front door opens into an entrance lobby with space for hanging coats and staircase leading to the first floor. The double aspect, sitting/dining room is extremely spacious and full of character with wooden floorboards and fireplace housing a wood burning stove with floor to ceiling cupboards to the right hand side. Steps lead up to the kitchen which is again double aspect and fitted with a range of painted 'rustic' style' wood base and drawer cupboards, glazed wall mounted display cupboards with lighting under, a range cooker with gas hob, electric ovens and extractor over, space for appliances, solid wood work surfaces and stainless steel double sink with drainers. A back door leads out to the rear courtyard garden.

Stairs rise to a half landing with window to the front aspect and to the first floor landing which has wooden floorboards and two windows to the rear aspect. There are two double bedrooms with wooden floorboards, both overlooking the front aspect. The bathroom has a beautiful free standing bath, walk-in shower with glazed screen, original high level WC and wash stand with glazed bowl. There are half wood panelled walls and attractive floor tiles.

Outside

To the rear there is walled courtyard garden which is paved with a decked area and timber shed. There are two parking spaces at the rear of the property which can be accessed slightly further up from the property by turning left onto a shared driveway.





Location

The property is located in the centre of the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired radiator central heating and hot water. Mains drainage, electricity and water are connected.

EPC Rating: E

Local Authority:

South Norfolk District Council

Council Tax Band: tbc

Postal Code: IP20 9JA

What3Words: deep.vaulting.rising

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
Loddon	01508 521110
Halesworth	01986 888205



Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



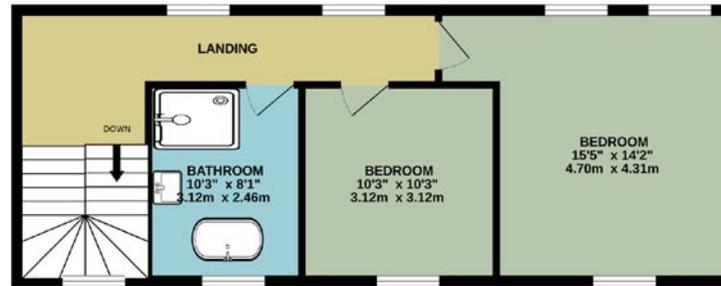
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1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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