



Highlands Barn Hardwick Road
Starston, Harleston
IP20 9PJ

twgaze



Price Guide £725,000



- Beautiful detached barn conversion
- Over 2,000 sq ft of accommodation
- Set within approximately 0.34 acres
- Detached one-bedroom studio with ensuite
- Character features, including vaulted ceilings, exposed beams and inglenook fireplace
- Principal bedroom with en-suite and fitted wardrobes
- South-facing rear garden with covered entertaining terrace

Location

Set on the outskirts of the village of Starston, the property enjoys a peaceful rural position whilst remaining conveniently close to everyday amenities. Just four miles away lies the well-served market town of Harleston, offering a good selection of shops, schooling for all ages, a Post Office, medical facilities, and a choice of pubs and eateries. The surrounding area is well connected, with the nearby market towns of Beccles, Bungay and Diss all within easy reach, the latter providing mainline rail services to London Liverpool Street. To the north, the cathedral city of Norwich is approximately a 40-minute drive, offering an extensive range of shopping, leisure and cultural amenities, along with a direct rail link to the capital. For those drawn to the coast, the ever-popular Suffolk heritage shoreline, including Southwold and Walberswick, can be reached in around 21 miles.



The Property

A beautifully presented four-bedroom detached barn conversion extending to over 2,000 sq ft, set within grounds of approximately 0.34 acres. The property also benefits from a detached one-bedroom studio and substantial garaging, all positioned in a quiet and tucked-away rural setting within easy reach of Harleston.

The accommodation is both spacious and characterful, with the ground floor centred around an impressive vaulted entrance hall, flooded with natural light from full-height glazing. From here, double doors lead through to the main living space, a striking split-level room with exposed oak beams, an oak staircase, and large windows and doors framing views across the garden and surrounding countryside. The formal sitting room offers a more intimate setting, featuring dual aspects and an inglenook fireplace with wood-burning stove, creating a warm and inviting atmosphere.

The kitchen is fitted with a range of solid wood units complemented by timber work surfaces, alongside a butler sink, integral appliances, and a four-ring hob with extractor. An opening leads through to the dining room, a generously proportioned space capable of accommodating a large dining table and additional seating. The inclusion of an oil-fired Aga adds both character and practicality. There is clear potential here to create a more open-plan arrangement, should one wish. Additional ground floor space includes a useful utility/cloakroom with further storage and laundry facilities.

Upstairs, three double bedrooms are arranged around a spacious and partially vaulted landing, which doubles as a study area and enjoys elevated views through large windows. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Outside

The grounds extend to approximately 0.34 acres and have been carefully maintained to create a private and attractive setting. A standout feature is the detached one-bedroom studio, positioned to the front of the main house. With its vaulted ceiling, generous glazing and contemporary en-suite, it provides excellent flexibility, ideal for guest accommodation, independent living, or a home office. The rear garden enjoys a southerly aspect and is predominantly laid to lawn, enclosed by mature hedging and interspersed with

established trees and planting. A covered terrace provides a superb space for outdoor dining and entertaining throughout the year. Additional features include a Victorian-style greenhouse and a side garden planted with fruit trees.

To the front, a gated driveway offers ample parking and access to the well equipped fully functioning workshop, along with two further timber-framed detached garages. The frontage is well landscaped, incorporating a pond, planting beds and a variety of trees, creating an attractive approach to the property.

Services

Oil fired central heating. mains electricity, water, Private drainage.

How to get there

What3words: ///ladders.baseline.aboard

Viewing

Strictly by appointment with TW Gaze

Tenure

Freehold

Council Tax: F

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

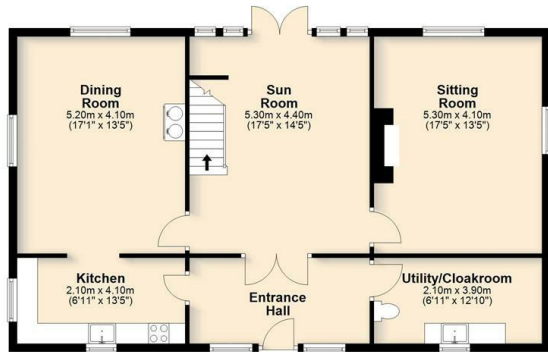
Ref: 2/20185









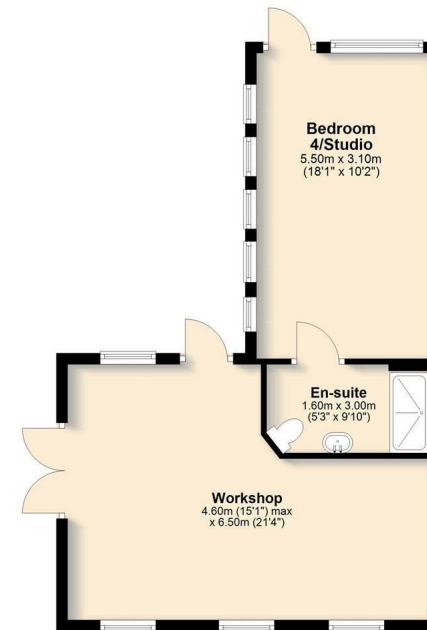


Ground Floor
Approx. 95.1 sq. metres (1024.1 sq. feet)



First Floor
Approx. 83.1 sq. metres (894.3 sq. feet)

Total area: approx. 178.2 sq. metres (1918.5 sq. feet)



Ground Floor
Approx. 47.3 sq. metres (508.7 sq. feet)

Total area: approx. 47.3 sq. metres (508.7 sq. feet)

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents.
6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk
www.twgaze.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

