



The Old Friends' Meeting House
Church Road
East Harling
Norwich, Norfolk
NR16 2NB

Guide Price £595,000





Set in a well served village
 Walled garden
 Very flexible accommodation of around 2600sqft.
 Up to 6 bedrooms
 Lots of character
 Well maintained.

Location

Harling is set in the Brecks and considered to be one of the best served villages in the area with its market square at the centre and providing two public houses, grocers, general stores, butchers, doctors, chemist, primary school and other businesses. It has an active community and various sports facilities catering for all ages. For those looking to the wider area, Harling is very well located. The A11 is dual carriageway from Norwich (24 miles) to the A14 giving a swift route to Newmarket (30 miles) and Cambridge (45 miles). Bury St Edmunds is around 18 miles away and both the North Norfolk Coast and Heritage Coast around Southwold are around an hour away. For the commuter, there is a mainline station at Diss just 10 miles away which is on the Norwich to London Liverpool Street line (90 minutes) and this is due to be upgraded in the next few years. Alternatively there is the Norwich to Cambridge line at Thetford around 6 miles away with connections to London Kings Cross. This is an interesting village house with great access to the wider world.





The Property

This property offers a fantastic combination of period character against quite contemporary styled living spaces with big bright rooms. The property was built in 1837 as a Quaker Chapel and has had various uses over the years being eventually converted to a house in 1992. The current owners have remodelled various areas and brought it up to modern standards ultimately creating a stylish and quite individual 'character and modern' family home which they have enjoyed for the last 25 years or so. The configuration is such that there is a great deal of flexibility in how rooms are used and whilst noted as having up to six bedrooms, many areas could be repurposed as home working areas or perhaps even multi-generational living areas.

Outside

One of the delights of this property is the grounds which are walled and with space to bring up a family but small enough to allow free time to do other things. In many ways this is an ideal 'lockup and go' property for those looking to split their time both here and abroad. The rear is laid to lawn with flower borders and a covered 'Gin Deck' provides a delightful evening escape area in this very private and sheltered south facing space. There is access down the side and at the front the wrought iron railings have a sliding gate allowing access to the integral garage. Additionally the parking at the front is unrestricted.

Services

Mains water, electricity, gas, and drainage are connected. Gas fired boiler providing heating to radiators.

Directions

From Diss heading west on the A1066 towards Thetford, turn right at the Fox Inn in Garboldisham and head into East Harling. Through the market square, passing both pubs on your left, around the left bend and The Old Friends' Meeting House is a little way along on the left.

Travelling from Norwich and coming into Harling past the English Whisky Company Distillery, up the hill past the church and The Old Friends' Meeting House is a little further along on the right.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – D

Ref: 2/19142/MS

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

Video Tour



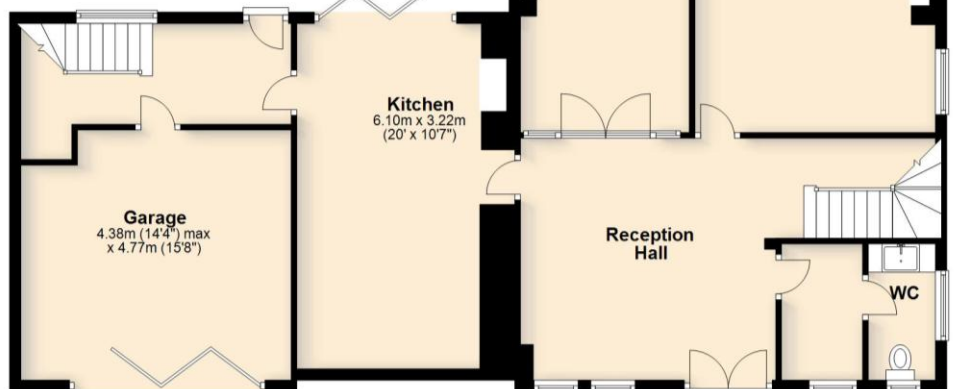
First Floor

Approx. 144.4 sq. metres (1554.3 sq. feet)



Ground Floor

Approx. 143.7 sq. metres (1546.4 sq. feet)



Total area: approx. 288.1 sq. metres (3100.7 sq. feet) the copyright of TW Gaze and may not be altered, copied or reproduced without written consent.