



AWARD WINNING BARN IN QUIET TOWN CENTRE SETTING WITH PARKING

BRIAR BARN
HARLESTON, NORFOLK

savills

Entrance/reception hall ♦ dining room ♦ kitchen/breakfast room
♦ sitting room ♦ study ♦ WC ♦ master bedroom with en-suite
shower room ♦ guest bedroom with en-suite shower room
♦ two further bedrooms ♦ bath/shower room ♦ laundry room
♦ gallery ♦ parking and brick and flint car port ♦ walled garden

Diss: (mainline train service to London Liverpool Street, 1 hour 30 minutes) 8 miles, Norwich: 15 miles, Southwold: 17 miles

The Property

Briar Barn is a superb award winning barn conversion set within the heart of the popular town of Harleston. The barn is believed to have been the coach house and stables for the Harleston to Norwich coach, and retains some fine period brickwork and detail. Enjoying spacious accommodation totalling approximately 2,886 square feet, the property is very well positioned with the benefit of private parking including a carport, and a private walled garden.

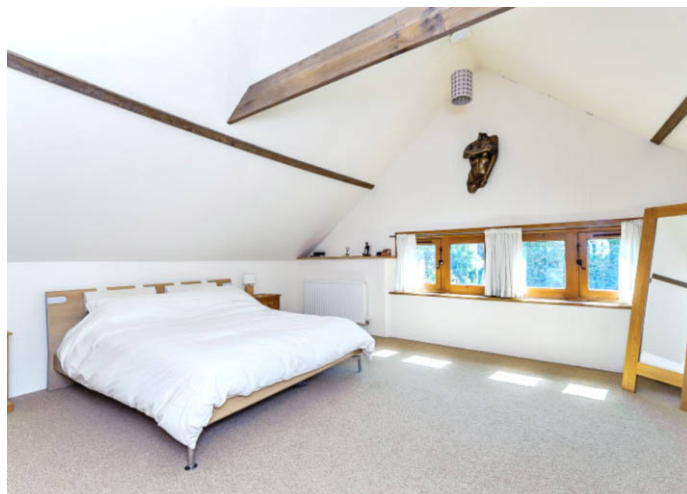
The house is entered onto the particularly large reception hall, incorporating the oak staircase, and provides a wonderful entertaining or living space at the centre of the house. This room gives access through to the dining room, in turn leading to the charming kitchen/breakfast room which is south facing with full height French windows out to the enclosed walled garden. Another impressive room on the ground floor is the sitting room, with feature fireplace, and french doors.

The barn has thoughtfully arranged bedroom accommodation, all of which are spacious double rooms and which can be utilised in different ways including incorporating one of the double bedrooms as a dressing room to the master bedroom. This bedroom has an en-suite shower room, as does the main guest room. In total the house has four bedrooms, two en-suite and a separate bathroom with a large central gallery providing further space for a library, music area or similar.

The house is well insulated throughout, with bespoke double glazed windows and cavity wall insulation. The conversion was completed in 2007.

Outside

Despite being centrally positioned within the town, Briar Barn has private parking including a useful car port to the east of the house. It also has the benefit of a south facing walled garden mainly laid to lawn, with a paved area perfect for outside dining and accessed directly from the kitchen. There is an external door leading out to the carport.





FLOORPLANS

Main House gross internal area: 2,886 sq ft, 268 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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