



The Laurels, Tharston, Norfolk

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The Laurels, The Street, Tharston, Norfolk, NR15 2YP

A characterful 16th Century farmhouse with outbuildings and 4 acres in South Norfolk.

Long Stratton 1.5 miles, Wymondham 9 miles,
Norwich 10 miles, Diss 12 miles

Ground Floor: Sitting room | Snug | Kitchen/
dining room | Study | Boot room | Utility room
Guest wc

First Floor: Landing | Principal bedroom with
en suite shower room | Two bedrooms | Shower
room

Second Floor: Bedrooms | Family bathroom

Outside: Front and rear gardens | Terrace |
Loggia | 3-acre field with access | Double garage
Two workshops | Garage outbuilding | Pond

All in about 3.92 acres

Grade II Listed

The Property

The Laurels is a characterful Grade II Listed 16th Century farmhouse with outbuildings and almost 4 acres of grounds in South Norfolk. Having been extended at the rear in more recent years, the property offers approximately 3,300 sq/ft of accommodation over three storeys and enjoys a multitude of period features including exposed brick and timber framed walls, ceiling beams, wide plank floorboards and inglenook fireplaces. Either side of the entrance hall are two reception rooms; the sitting room enjoying slightly larger proportions than the snug, but both atmospheric and with wood burning stoves. To the rear of the property is the triple aspect kitchen dining room with pamment floor, shaker style units under granite worktops, range cooker and plenty of space for a dining table. The ground floor is complete with study, utility room and boot room.



The first floor and second floors can be accessed by either front or rear staircase giving the property an excellent flow for family functionality. The principal bedroom is large and light with a triple aspect, Tudor fireplace, and modern en suite shower room. There are two further bedrooms and a family shower room on the first floor, with bedrooms and family bathroom on the second floor.

To the rear of the property is a courtyard with adjacent outbuilding attached to the property including loggia for outdoor dining, workshop, leading to a double garage and storerooms. A detached outbuilding with workshop is in the rear garden which like the front garden is mostly laid to lawn with hedge borders and a selection of mature trees. Beyond the native beech hedge in the rear garden is a large open 3-acre field which also has a separate access. The property is approached via a gravel drive to a parking area, a detached garage outbuilding and pond.

Location

The Laurels is situated in the small rural village of Tharston located just over a mile north of Long Stratton in South Norfolk. Long Stratton is a well-served small town with a thriving community conveniently situated halfway between Norwich and Diss. Long Stratton has two public houses, leisure centre, primary and secondary schools, library, post office, shop, butcher, dentists, doctors' surgery, and pharmacy. 12 miles south is Diss with a wider range of amenities including a direct trainline to London Liverpool Street (90 mins). The Cathedral City of Norwich, the regional centre is 10 miles to the north and offers a comprehensive range of commercial entertainment, cultural amenities, and excellent schooling. On the North side of the city is Norwich International Airport which caters for both domestic and international flight destinations.

Directions

From Norwich, head south on the Ipswich Road A140 for 8 miles passing Dunston and Tasburgh. At the roundabout take the third exit signposted Lower Tasburgh. Follow for one mile and take

the left turn onto Parkes Lane signposted Tharston. Head south for one mile and bear right at the junction onto The Street signposted Hapton and Fornsett St Mary. Follow The Street for a short distance and the driveway for The Laurels can be found on the right-hand side.

General

Tenure: Freehold

Services: Oil fired central heating, mains water and electricity, private drainage.

Local Authority: South Norfolk Council (Tax Band: F)

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and

private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.



Floorplans

Approximate Gross Internal Area = 306.2 sq m / 3296 sq ft
 Garages / Workshops & Log Stores = 116.4 sq m / 1253 sq ft
 Total = 422.6 sq m / 4549 sq ft
 For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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