

25 Broad Street, Harleston

Minors & Brady

25 Broad Street

Harleston

Dating back to the 16th century, this exceptional period property presents a rare opportunity to own a home steeped in history, character, and architectural interest. Originally built as a public house serving travellers visiting the cattle market, the property was later extended during the 18th century and retains a wonderful wealth of original period features. The impressive accommodation spans three floors, offering five spacious double bedrooms, a sixth bedroom which could alternatively serve as a study, and a collection of inviting reception spaces. Highlights include an elegant sitting room with an impressive inglenook fireplace, a separate dining room, a well-appointed kitchen, and an additional sun-room. Externally, a private courtyard provides an enclosed outdoor space, while an integral garage and a substantial second garage, offering excellent potential as a workshop, add further versatility. Combining centuries of history with generous and adaptable accommodation, this is a truly distinctive home in the heart of a well-served Norfolk market town.

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- A remarkable 16th-century period property
- Well-appointed kitchen and adjoining sun room
- Elegant sitting room with impressive inglenook
- Separate formal dining room for entertaining
- Five generously proportioned double bedrooms
- Versatile sixth bedroom or first-floor study
- Family bathroom and separate shower room
- Beautiful original period features throughout
- Private courtyard and integral garage
- Substantial second garage with workshop potential

The Location

Harleston is a historic market town situated within the Waveney Valley, close to the Norfolk and Suffolk border. The town offers a particularly appealing blend of traditional character and everyday convenience, with an attractive collection of independent shops, cafés, restaurants, traditional pubs, and everyday amenities. Wednesday market remains a longstanding feature of the town, with market trading dating back several centuries. Harleston also has a strong community atmosphere, with a programme of local events and festivals throughout the year, alongside leisure facilities, a recreation ground, and nearby countryside walks.

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For wider connectivity, Harleston benefits from access to the A143, linking the town with Diss and Beccles, while local bus services provide connections to Norwich and surrounding towns and villages. Diss railway station is approximately 7.5 miles away, offering mainline services towards Norwich and London Liverpool Street. The surrounding Waveney Valley provides opportunities to enjoy the local countryside, with the Norfolk Broads and Suffolk coastline also accessible for days out.

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The property is entered directly into an elegant sitting room, where an impressive inglenook fireplace provides a striking focal point and beautifully reflects the home's rich history and period character. The adjoining dining room offers a wonderful setting for both everyday meals and entertaining, while the kitchen provides a practical arrangement with ample room for food preparation.

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A sun-room extends the ground-floor accommodation, offering an additional space to relax and enjoy views towards the outside area. Further practical accommodation includes a separate laundry room, a ground-floor WC, and internal access to the garage.

The first floor provides four bedrooms, including three well-proportioned double bedrooms and a further bedroom which could equally lend itself to use as a study, home office, or additional reception space. The largest bedroom offers particularly generous proportions, while the remaining rooms provide flexible accommodation for family members or guests. A family bathroom, equipped with a bath, wash hand basin, and WC, completes this floor.

The second floor offers two further spacious double bedrooms, served by a separate shower room. This upper level provides a degree of separation from the main living accommodation, making it particularly suitable for older children, visiting family, or those requiring additional private space.

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Externally, the property benefits from a private courtyard, providing an enclosed area to enjoy outdoor seating and dining. There is also an integral garage, together with a second, exceptionally large garage which offers excellent versatility and could be utilised as a substantial workshop, hobby space, or for additional storage. Combined with the property's extensive internal accommodation and wealth of original character, these additional spaces further enhance its practicality and appeal.

Agent's Note

This property will be sold freehold, and is connected to mains gas, water, electricity and drainage.

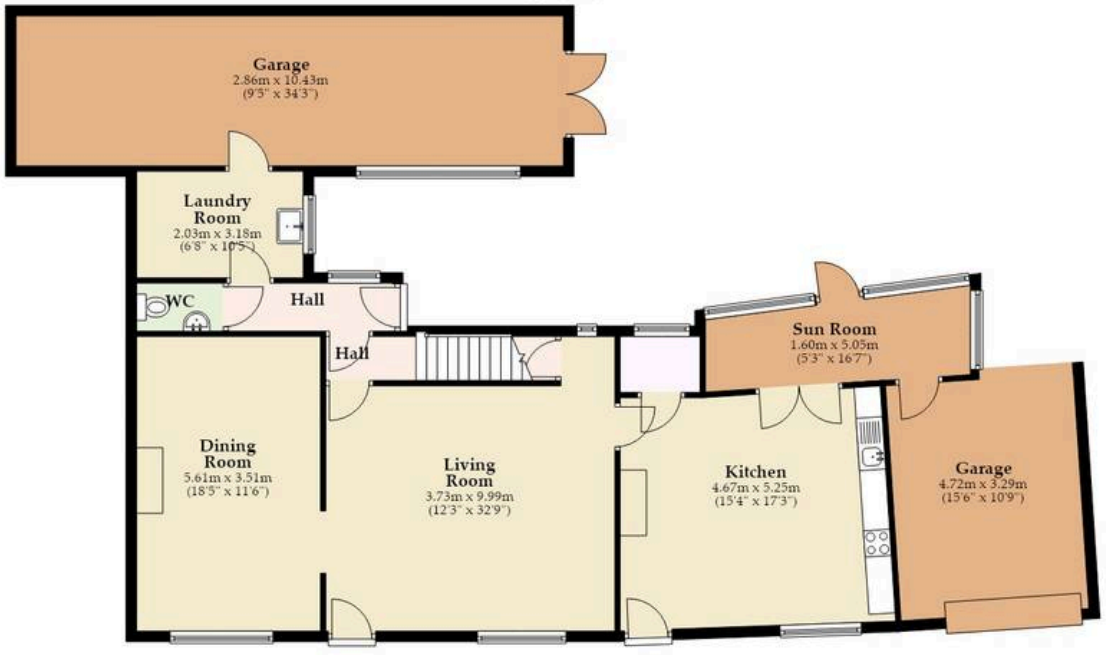
This property has gas central heating.

Council Tax Band: E

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Ground Floor

Approx. 116.5 sq. metres (1254.5 sq. feet)
(excluding Garage, Garage)



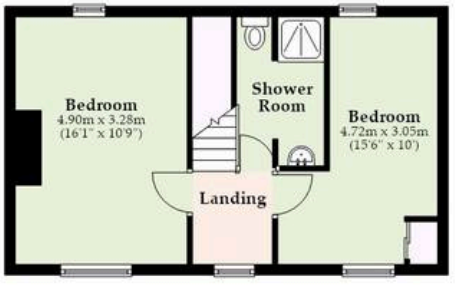
First Floor

Approx. 88.3 sq. metres (950.4 sq. feet)



Second Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



Total area: approx. 242.2 sq. metres (2606.6 sq. feet)

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.
Plan produced using PlanUp.

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Branch Manager



Meet *Kian*
Senior Property Consultant



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Aftersales Team Leader

Minors & Brady

Your home, our market

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