



Bungay Road  
*Stockton, Norfolk*



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Beccles - 3.9 Miles  
Norwich - 16.5 Miles  
Southwold - 16.7 Miles

**Formerly two cottages, this impressive character home now forms one substantial property yet still retains it's cosy and homely feel. Ideal for a large family, with accommodation spread over five reception rooms, kitchen/breakfast room and four double bedrooms. Coupled with being set in a plot of over an acre of land, this opportunity offers the new owner many possibilities.**

**Accommodation comprises briefly:**

- Entrance porch
- Sitting Room with Fireplace
- Music Room
- Sun Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- Study
- Two Bathrooms
- Four Double Bedrooms
- First-Floor WC
- Open Landing/Reading Area



## *Bungay Road, Stockton, Norfolk*

### **The Property**

A neat front porch leads into the main part of the cottage, where a large central chimney breast divides the sitting room and music room. The sitting room is a cosy space with multi-fuel burning stove, sitting within a large brick fireplace that forms a striking focal point. The music room is another useful space which could also be used as an extension of the sitting room to create a "family room" if required. The sun room is accessed via patio doors from the main living space and has another set of patio doors out into the garden to let the outside world in during the better weather months. The dining room is yet another generous space with ample room for family sized dining set and chairs. To the rear aspect you will find the spacious kitchen/breakfast room with French doors into the garden. Inside you will find a range of wall and floor mounted storage units with plenty of worktop space and room for appliances. Access to the garden can also be obtained via the utility room, which provides additional worktop space and storage. On the ground floor you will find two separate bathrooms, each fitted with toilet, wash basin, bathtub and individual shower cubicle. A handy cloakroom provides an ideal place to hang coats and kick off boots after a countryside walk. Completing the ground accommodation is the study, yet another sizable reception room that was formerly a kitchen to one of the cottages. The first floor can be accessed via two separate staircases from either end of the property, joined by a large landing area with access to useful storage cupboards. Three of the double bedrooms sit to the front aspect, looking out over the fields beyond. To the rear is the fourth bedroom which is another good size double room. First floor facilities are provided by a neat central cloakroom, equipped with toilet and wash basin. Throughout the property you will find a wide variety of integrated cupboards and handy storage options.

### **Location**

The property is set in a rural location between the popular market towns of Beccles and Loddon. It is a short drive from the centre of Beccles which is a very popular town providing many amenities including schools, nurseries, shops, Post Office, churches, doctors surgery, dentist, library, pubs, banks and access to the Broads network. Beccles also has a railway station giving access to London via Ipswich. There is an excellent bus service nearby via the A146 with regular access to various locations. The Cathedral City of Norwich is about a twenty minute drive to the North and has a mainline railway link to London Liverpool Street. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approximately 23 miles away.





## Outside

The property sits in a plot of land measuring over an acre in size, with a country lane/bridleway running alongside. The house itself sits to the wider end of the plot, with roughly a third of the land taken up by a pleasant garden area. This garden area is stocked with mature bushes, a wide variety of tree species and a rose garden. There is a generous parking area with a substantial timber garage. Further down the plot is another large section laid to grass with two fenced off vegetable gardens, which then links to an orchard which is planted with a variety of fruit trees. Beyond there is a small wooded area. There are also two greenhouses and two garden sheds.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Heating: LPG gas fired central heating

Water: Mains water

Drainage: Private drainage

Mains electricity

### Local Authority:

South Norfolk Council

**Council Tax Band:** E

**Energy Performance Rating:** E

**Postal Code:** NR34 0HR

### Tenure

Vacant possession of the freehold will be given upon completion.

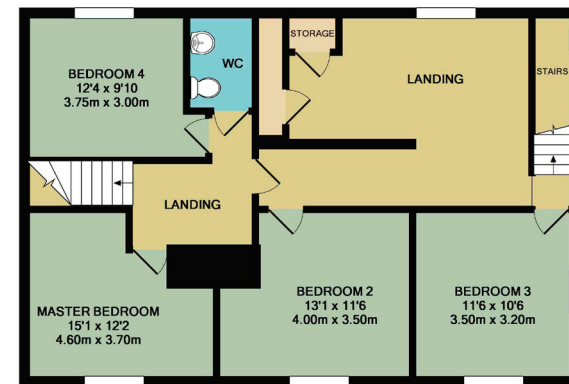
### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## Guide Price: £485,000



GROUND FLOOR  
APPROX. FLOOR  
AREA 1454 SQ.FT.  
(135.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 884 SQ.FT.  
(82.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2338 SQ.FT. (217.2 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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