

The Gardens, *Sisland, Norfolk*

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ESTATE AGENTS

'FIRST TIME TO MARKET IN 45 YEARS' and offering **'SPLENDID ISOLATION'** with **'360 DEGREE'** COUNTRYSIDE VIEWS, this farmhouse boasts over 3300 square foot (STS) of total space to include the 8 Bay Garage/Outbuilding (offering huge additional potential). Sitting on a total plot size of approximately 1.5 ACRES (STS) this is a property to simply move to and enjoy the surrounding countryside, wildlife and idyllic location.

Accommodation comprises briefly:

- Storm Porch
- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Boot Room
- Dining Room
- Study
- Cloakroom
- Master Bedroom
- Four further Bedrooms
- Family Bathroom
- Separate Shower Room
- Garden/Entertaining Room
- Private Driveway
- 8 Bay elongated Garage - Potential For Conversion (STP)
- 1.5 Acre Plot (STS) of Beautifully Maintained Gardens
- Terrace Entertaining Area
- Secluded Courtyard Garden Area
- Beautiful Surrounding Countryside Views



Location

The property is located in a rural location in the hamlet of Sisland which is between Loddon and Seething. Seething is a popular village with shop, primary school, village hall, playing fields, two churches and an active community. Nearby Loddon is a popular town providing all schools (including Hobart High School), nurseries, shops, Post Office, Churches, doctors' surgery, dentist, library, pubs and access to the Broads network. The Cathedral City of Norwich is about 12 miles to the North with a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 23 miles away.

Loddon – 2.3 miles

Bungay – 6.1 miles

Norwich – 12.5 miles



Fixtures and Fittings

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

Services

Mains electricity and water. Private septic tank.

EPC Rating: E

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: NR14 6EE

Agents Note

It 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.

Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price: £600,000



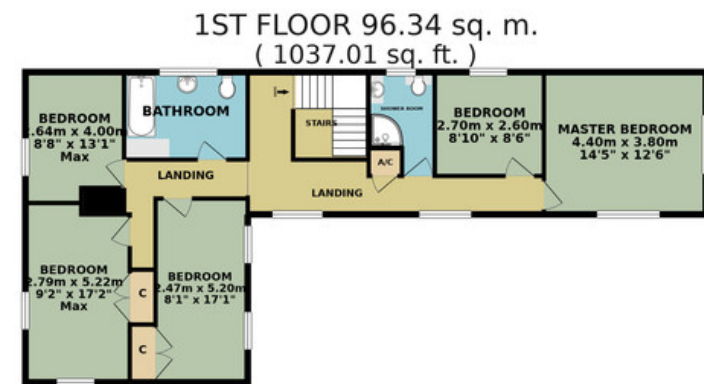
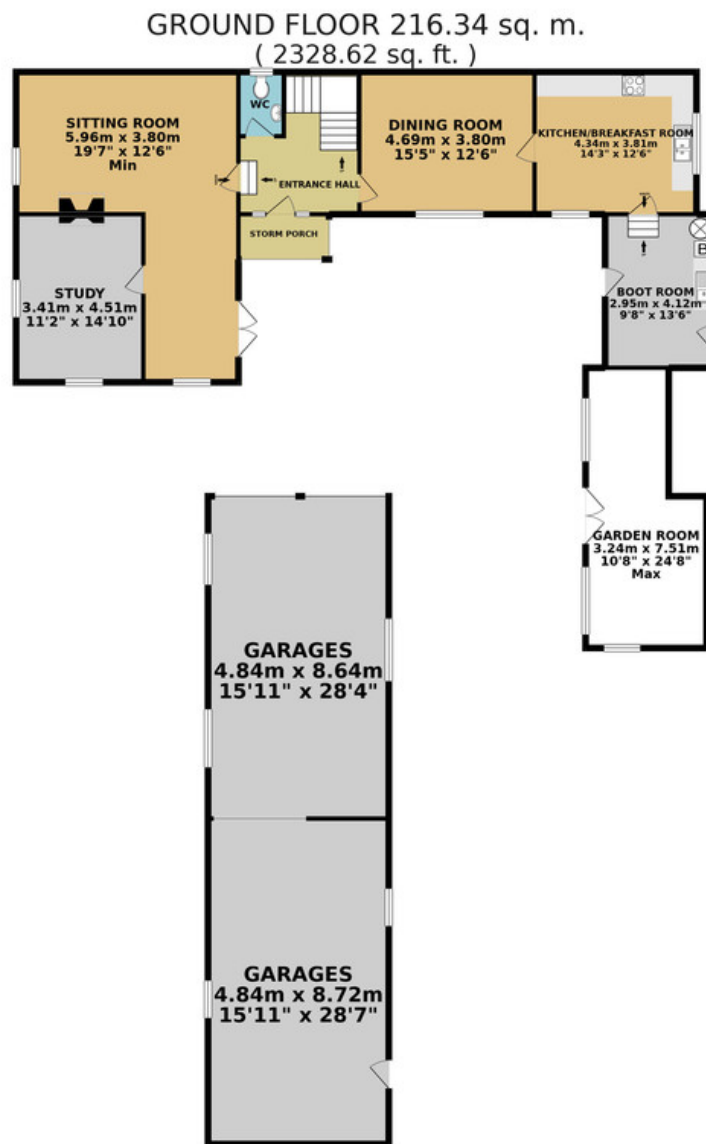
A few words from the vendors.....

‘We have very much enjoyed taking the property from where it was when we found it to where it is today. The next owners will hopefully find that our work will provide a basis for whatever they are seeking. Both the house and the gardens and outbuildings are suitable for change and variation to suit the requirements of new occupants.

The spectacular dawns, superb sunsets and unpolluted night skies, especially when it is a full moon, are just a brilliant backcloth to the 360 degree views we have enjoyed, and never taken for granted, from the house.’







To arrange a viewing please call us on 01508 521110

OFFICES THROUGHOUT NORFOLK AND SUFFOLK
www.muskermcintyre.co.uk

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.



Other Offices:

Norwich City Centre **01603 859343**
Diss **01379 644822**
Bungay **01986 888160**
Beccles **01502 510180**
Halesworth **01986 888205**
Harleston **01379 882535**

Loddon Office

22 High Street
Loddon, Norfolk
NR14 6AH

Tel: 01508 521110

info@muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.