



LOCKS LANE COTTAGE

Locks Lane, Shipmeadow

Guide Price £650,000 - £675,000

BROWN & CO

LOCKS LANE COTTAGE

Locks Lane, Shipmeadow, Beccles, Suffolk, NR34 8HH

A charming detached Cottage set within 2.35 acres of stunning grounds

DESCRIPTION

Locks Lane Cottage is a stunning residence set within grounds of around 2.35 acres and offers unrivalled views over countryside. The property represents a wonderful opportunity for any client looking for a large home in a very private setting close to Beccles. Tucked away via a private drive you enter the property through a large wooden gate with a driveway leading around to the rear. You can access the property through front or rear doors with the main entrance lobby at the front boasting exposed beams, the main staircase to the first floor landing, and access to the lounge, kitchen dining room, bedrooms three and four, and the family bathroom. The lounge boasts more lovely exposed beams, a log burner, garden access through two wooden doors and further access through to the study and sunroom. The sunroom was an addition by the owners with this room offering stunning views over the grounds. The first floor features a spacious landing with access to two dual aspect double bedrooms and a shower room.

Outside accommodation features a large driveway leading round to the side and rear of the property with access into a large barn/outbuilding/garaging. The front garden features a range of mature trees including an apple and pear tree, a variety of mature borders with a private area ideal for a further orchard.

The gardens benefits from access down both sides and there is a small patio area ideal for dining to the East of the Cottage.

To the rear there is a large raised decking area where more views over the field can be enjoyed and this area benefits from a direct access into the kitchen through the back door.

The gardens continues with a large field to the North West of the cottage with various seating areas created by the owners and a summer house which looks directly over the field as well as more lovely views with a range of cattle in the distance.

The gardens and grounds measure to a total of (2.356acres)







LOCATION

Shipmeadow is located within a short drive from the market town of Beccles; Beccles offers a range of facilities including shops, supermarkets, highly rated restaurants, schools, access to the Broads network and a Railway Station with connections to London via Ipswich. The Cathedral City of Norwich with all the cultural and commercial facilities including International Airport, University and direct train line to London Liverpool Street, is approximately 16 miles to the northwest. The lovely seaside Towns of Southwold and Walberswick are approximately 30 minutes' drive.

DIRECTIONS

Leaving Blyburgate on the Bungay Road and continue along this road for approximately 2 miles. Turn right onto Locks Lane and continue till the end of Locks Lane where you will reach the access for Locks Lane Cottage. You enter via an unmade road which takes you round to the Cottage.

ACCOMMODATION

On the Ground Floor:-

ENTRANCE HALL Solid oak front door, a mixture of wood and carpet flooring, double glazed window to front aspect, staircase to first floor landing with original beam exposed and running parallel with the staircase. Access to the main lounge, kitchen breakfast room, family bathroom, bedroom three and bedroom four.

KITCHEN DINING ROOM Mixture of Lino and seagrass flooring, range of fitted wall and base units with fitted butler sink, bread oven cupboard feature, Rangemaster electric range, exposed brick feature wall and exposed beams, buster stairs cupboard, three double glazed windows to rear aspect overlooking the gardens and grounds. Further access is offered out to the decking, to the rear of the property.

LOUNGE Original wooden flooring, dual aspect double glazed windows to front and rear aspect, and double wooden doors out to the side garden. There is a lovely range of exposed wooden beams, exposed brick fireplace with log burner fire feature. Two radiators and access into the study.

STUDY Carpet flooring, radiator, double glazed window to front aspect and open plan access into the sunroom.

OPEN PLAN SUNROOM Wooden flooring, dual aspect double glazed windows to front and side aspects with double wooden

doors out to the rear garden. From the sun room a great feature to note is the panoramic views across the gardens and grounds.

FAMILY BATHROOM Seagrass flooring, original door, three piece bathroom suite comprising bath with tiled surround, WC, sink, radiator and double glazed window to rear aspect.

BEDROOM THREE Carpet flooring, radiator, double glazed window to front aspect, open plan en-suite/wet room with the addition of sink, WC and shower cubicle.

BEDROOM FOUR Carpet flooring, radiator, double glazed window to side aspect.

On the First Floor:-

LANDING Carpet flooring, double glazed window to front aspect, radiator. Access to bedrooms one, two, airing cupboard, and the shower room.

BEDROOM ONE Carpet flooring, radiator, double glazed windows to rear and side aspects, eaves storage, exposed original beam.

BEDROOM TWO Carpet flooring, dual aspect double glazed windows to rear and side aspects, radiator, eaves storage, exposed original beam.

SHOWER ROOM Carpet flooring, radiator, two piece suite comprising WC and sink with tiled splash backs. Shower with tiled surround and extractor fan.

GARAGE/WORKSHOP Large barn/outbuilding officially displayed as a car port with parking for two vehicles with further space available; perfect for workshop use.

GARDENS AND GROUNDS

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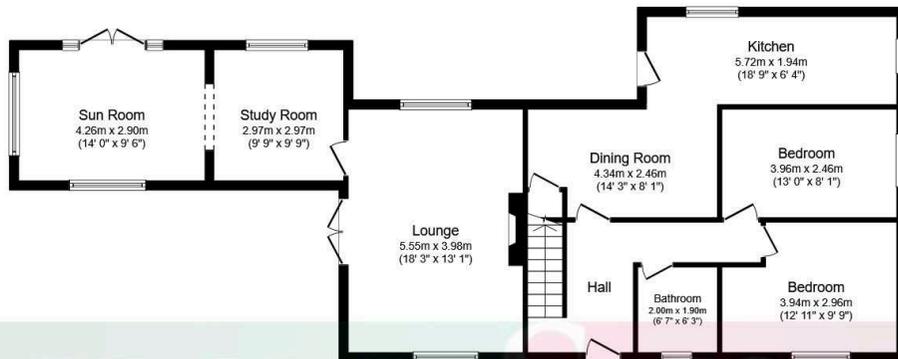
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AGENT'S NOTES:

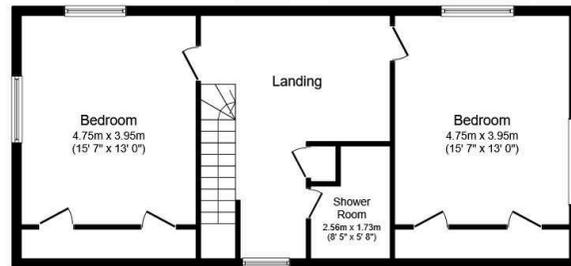
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- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Brown & Co Powered by www.focalagent.com



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