

Chedgrave House, *Norwich Road, Chedgrave*

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ESTATE AGENTS

Beautifully situated in the heart of Chedgrave, located close to the Staithe and enjoying countryside views to the rear. This property offers approximately 2700 square foot (STS) of INTERNAL ACCOMMODATION and sits on a TOTAL PLOT SIZE of 0.5 Acre (STS). Currently run as a successful "Bed & Breakfast", however this extensive property would make a wonderful FAMILY HOME and is presented in excellent condition. OFFERED with NO ONWARD CHAIN.

Large Victorian House – Built in 1900 comprises:

- Period features
- Entrance hall
- Sitting room
- Snug
- Dining room
- Conservatory
- Utility room
- 6 Double bedrooms
- 4 En-suites
- Landscaped rear garden
- Garden/ play/ storage/ workshop room with glazed front
- Large double garage with electric up and over doors
- Large parking area sufficient for 10 – 12 cars
- Hard standing suitable for a boat or caravan
- 0.5 Acre total plot size (STS)
- Meadow suitable for holiday use such as glamping pods or a holiday let (STP)
- Business opportunity
- Central Village location



Location

The property is located in Chedgrave which is a very popular village connected to Loddon providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs, access to the Broads network and a regular bus service to Norwich. The house is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has 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. 20 miles away.



Fixtures and Fittings

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

Services

Oil fired central heating and hot water. Mains drains, electricity, water, electric solar panels.

EPC Rating: F

Local Authority

South Norfolk District Council
Postcode: NR14 6HB

Agents Note

Please note this is a residential property NOT commercial. 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.

Tenure

Vacant possession of the freehold will be given upon completion.

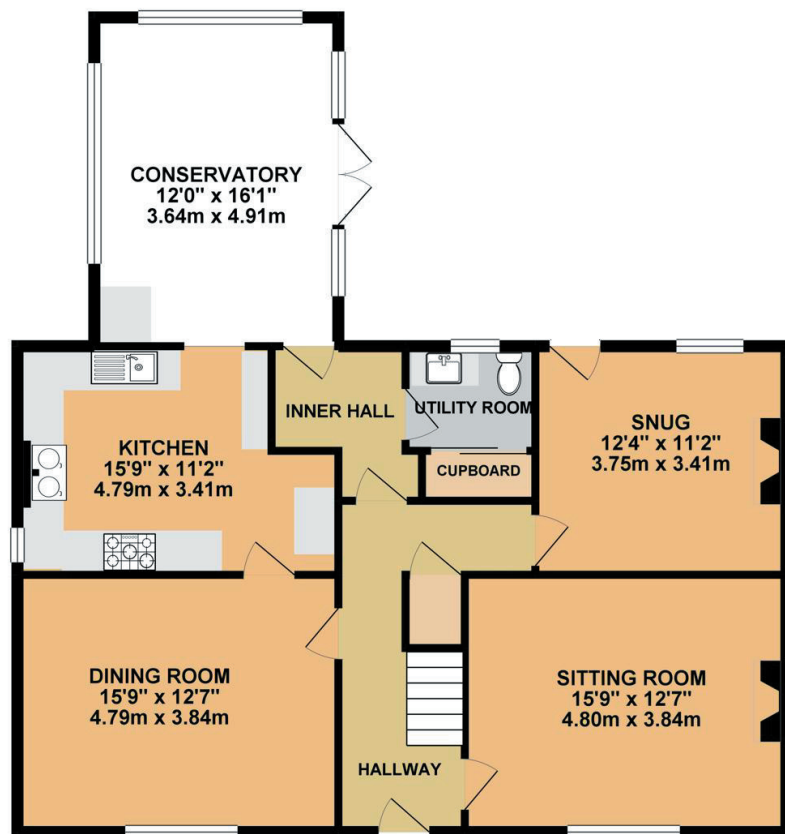
Guide Price: £625,000
****CHAIN FREE****



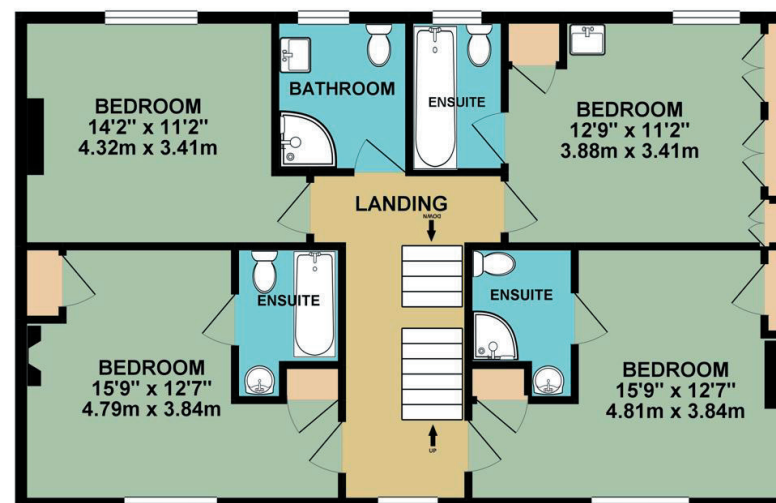




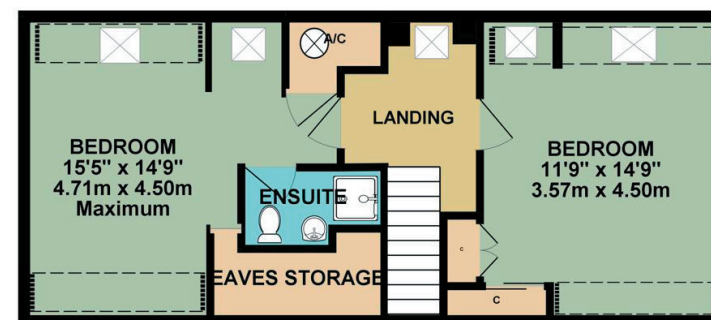
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

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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.

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Loddon Residential Sales

22 High Street
 Loddon, Norwich
 Norfolk, NR14 6AH
Tel: 01508 521110
info@muskermcintyre.co.uk