

M
M



Moat Farm,
Bedingham, Nr Bungay

M
M
**MUSKER
M^CINTYRE**
ESTATE AGENTS

MUSKER
M^CINTYRE
ESTATE AGENTS



M
M
MUSKER
McINTYRE
ESTATE AGENTS

Situated enjoying its 6.1 Acre (stms) plot, it is a pleasure to present to the market Moat Farm House & Moat Farm Barn. An exciting opportunity to acquire this charming Grade II Listed, 15th Century former Farm House and detached Two Bedroom Barn. The site boasts superb equestrian facilities, formal gardens and Detached Barn Conversion providing secondary accommodation ideal for multi generational living or a rental/holiday let income. Moat Farm House perfectly blends its rich history with contemporary living, enjoying over 2000 sq.ft of accommodation offering four bedrooms, two bathrooms, three reception rooms, family kitchen/breakfast room and a utility room. Moat Farm Barn provides 729 sq.ft of additional accommodation, boasting a sitting room, kitchen dining room, shower room, impressive vaulted ceiling master bedroom & large dressing room/bedroom two. Outside the delightful grounds offer formal gardens, three paddocks in excess of an acre each, stable block and two barns to name but a few. Enjoyed by the current owners over the last two decades this is a truly exceptional opportunity not to be missed.



Gardens & Grounds

Approaching Moat Farm from the five bar gated entrance on Ugate Street we are welcomed by the tree lined driveway that passes the front paddock and moat as we arrive at the frontage of this stunning home. The house itself looks across the front gardens and backs onto the moat whilst the driveway leads, via two five bar gates, into the impressive circular courtyard where we access Moat Farm Barn, the four stable block and hay store, workshop and tack room. The outbuildings offer versatile use with vast scope. From both the courtyard area and front garden we can access the rear of the site. The moat wraps around the property opening to a second larger body of water which provides a stunning backdrop to every aspect of the formal garden space. From both the kitchen and guest bedroom we step into an area of the garden, framed with a red brick wall ideal for summer entertaining, whilst set within a walled kitchen garden the stand alone conservatory currently houses a hot tub. To the rear boundary a barn stands which has formally served as a games room for the family. Two field gates lead from the garden to the paddocks. The three paddocks offer independent road access and all inter-link via field gates which return to the main property. Each of the three paddocks offer over an acre of well drained ground ideal for equestrian use as they currently serve. The entire site enjoys superb privacy framed with a range of mature well managed hedging.







The Annexe



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

Mains electricity. Mains water
Private drainage. Oil fired central heating

EPC Rating: F

Local Authority
South Norfolk Council
Tax Bands: G
Postcode: NR35 2AT

What3Words: ///waffle.raven.either

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.

Tenure

Vacant possession of the freehold will be given on completion.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
Loddon 01508 521110
Halesworth 01986 888205

www.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.

BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE

Tel. 01986 888160
bungay@muskermcintyre.co.uk