

Silverdale Cottage

Ilketshall St. Lawrence, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

Bungay – 3.6 miles

Beccles – 4.8 miles

Southwold & The Coast – 14.8 miles

Norwich City – 21 miles



Beautifully positioned enjoying views over the village green and surrounding open countryside, is this quintessential Suffolk Cottage. Dating from the 16th Century the property has undergone a sympathetic refurbishment and re-modelling by the current owners bringing the perfect balance of modern functionality to the character of the home. Inside we find a generous sitting room, spacious kitchen, dining room, garden room, utility, cloakroom and bedroom/study on the ground floor. Upstairs the spacious master room and dressing room enjoy the open views whilst the guest bedroom offers an en-suite, the family bathroom completes the accommodation. Outside the 0.23 Acre plot (stms) offers an exceptional garden, pond, parking and garage.

Property

Stepping through the front door we are welcomed by the generous entrance hall of this deceptively spacious home. Our stairs rise to the first floor with the ground floor accommodation leading to either side of the staircase. Stepping to our left we enter the kitchen where windows to two aspects fill the room with natural light and take in the exceptional views over the village green and gardens. The kitchen offers a superb space that has been fitted with a range of modern wall and base units set against contrasting quartz work surfaces and tile effect flooring. A double oven, hob and extractor feature whilst a large under stairs pantry offers excellent additional storage and a recess adjacent provides space for the fridge freezer. from the kitchen we flow open plan into the spacious sitting room making the two spaces ideal when entertaining. The sitting room enjoys a view over the pond which is further enhanced from the panoramic view when we step into the garden room. A red brick fireplace takes centre stage in the sitting room and houses the wood burning stove. Returning to the hall we step to the opposite side of the stairs case into the dining room, this generous and versatile room leads on to the cloakroom and utility whilst double doors open into the study/ground floor bedroom. Here we take in a view of the seating area on the western boundary and look onto open fields. french doors open to outside. Climbing the stairs to the first floor landing we find the two main bedrooms and bathroom. To the left we step into the bright, spacious master bedroom where windows to two aspects take in the views over the green and gardens. An over stairs cupboard offers excellent storage and a brick arch leads into the spacious dressing room. Across the landing we find the guest bedroom as second spacious double again enjoying fitted storage. A window takes in the rural views and a door opens to an impressive en-suite shower room. Completing the accommodation the family bathroom offers superb proportions and boasts a bath, separate shower, wash basin, w/c and bidet. A large storage cupboard houses the gas boiler and provides access to the loft space which is boarded through.























Gardens & Grounds

Approaching the property via this quiet country road we arrive on the ample driveway where we take a view of the house over the extensive gardens and surrounding countryside. The driveway offers ample parking and turning space whilst leading to the garage. The calor gas tank is discreetly situated behind a mature hedge and picket fencing which continues to dived the parking area and garden. A path leads from the drive passing a large timber shed/ workshop and leading to the greenhouse at the rear of the garage. The path passes the extensive lawns where a variety of flowering beds and established trees and shrubs fill the space with colour. Approaching the property our eye is drawn to the stunning pond which over looks the green whilst set to the right we find a seating area perfect for enjoying the afternoon and evening sun. The pathway leads us to the front door where we enter the property.

Location

The property occupies a stunning, peaceful, rural setting yet conveniently located a short drive away from the historic market towns of Bungay, Beccles & Halesworth all of which provide numerous shops, cafes and restaurants, primary & secondary schools, and a range other essential amenities. The Cathedral City of Norwich lies approximately 20 miles to the North with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the North side of the city with international flights. Southwold and the unspoilt Suffolk coastline are within easy driving distance.

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

Services
Calor Gas Central Heating. Mains Water. Mains Electricity. Private Drainage

Energy Rating: TBC

Local Authority:
East Suffolk Council
Tax Band: C
Postcode: NR34 8NQ

What3Words: ///damp.variation.torched

Tenure
Vacant possession of the freehold will be given upon completion. The property is Grade II Listed.

Agents' Note
The property benefits from pedestrian access to both the front and rear. 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: £395,000



To arrange a viewing, please call 01986 888160

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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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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk