



St. Margarets Road | Bungay | NR35 IPL
Offers Over £475,000

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Detached Grade II listed thatched cottage, position on a mature grounds with pond, total plot extends to 0.64 ac. Timbered living Room. Inglenook fireplaces. brick laid flooring. Tranquil open countryside on the doorstep. Original features including former Mullion windows, bread oven and stove. Driveway for several vehicles. Rural, yet on 2 miles from Bungay.

- Detached Grade II thatched cottage
- Located in tranquil open countryside with views
- Timbered reception rooms
- Inglenook fireplaces
- Mullion window frames still visible
- Kitchen/diner with bread oven, feature stove and AGA
- Wonderful, mature grounds with natural pond, extending to 0.64 ac
- Requires modernisation
- Driveway with parking for several vehicles
- Just a short drive from Bungay

Location

Hill Farm Old House is nestled down a private lane off St Margaret's Road, with idyllic countryside on the door step. The cottage is only a couple of miles from the pretty market town of Bungay, which straddles the Norfolk/Suffolk border. Bungay is a bustling place, benefitting from good range of day-to-day amenities, shops and local businesses. The historic and cultural 'fine city' of Norwich can be reached in around 45 minutes, with the city benefitting from wide selection of independent, boutique shops and businesses, complementing the larger national stores and retailers. Eateries, restaurants, entertainment offerings are plentiful, whilst there are numerous transport links and facilities by road, rail and air. The city is connected by rail to Cambridge and London Liverpool Street within 2 hours, with Norwich International Airport boasting offering flights both domestically and to european destinations.

The gorgeous Norfolk and Suffolk coastline is only a short drive away from Bungay.





The Property

Grade II listed, cosy thatched cottage thought to date back to the 16th century, or slightly older, the property is packed with original character, such as Mullion window frames, inglenook fireplaces and a vaulted beamed ceiling in the bedroom, to name but a few. The property is linear with its layout of accommodation, which comprises a ground floor shower room, kitchen/diner, supporting utility, timbered living Room and separate bright dining room, which has flexibility in its use. As can be seen on the floorplan, there are 3 first floor bedrooms, all of which cater double beds, as well as a bathroom.

Outside

Arriving at the gravel driveway, which provides space for 3-4 vehicles, a picket fence and gate separates the mature garden which is stocked with various established shrubs and trees, along with natural pond. The grounds continue past the cottage, with opening through to a secret garden, again mature with fruit trees, summerhouse, poly tunnel and greenhouse. In total, the grounds extend to 0.64 ac

Services

Mains electricity and water. Electric storage heating. Private drainage system.

How to get there

What3words: cascaded.grinning.festivity

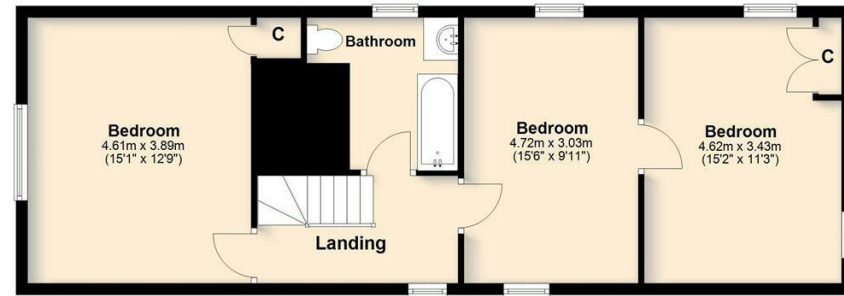
Viewings

By appointment via TW Gaze

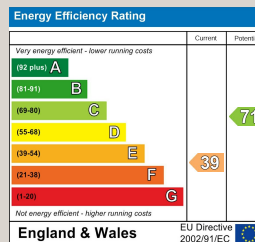
Freehold

Council Tax: E (East Suffolk)

Ref: 2/19862/RM



Total area: approx. 157.7 sq. metres (1697.6 sq. feet)



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk