



Church Lane, Broome - NR35 2EJ



Church Lane

Broome, Bungay

Located in a PICTURESQUE RURAL SETTING, this stunning DETACHED PERIOD FARMHOUSE exudes CHARM and CHARACTER, providing a perfect blend of HISTORIC ELEGANCE and MODERN COMFORT. Recently fully updated and modernised to a HIGH STANDARD, this EXQUISITE HOME offers over 2200 sq. ft (stms) of meticulously designed living space. The rural surrounds are a short drive to Loddon and Bungay, with Norwich City Centre close by. Step inside the WELCOMING HALL ENTRANCE, adorned with a GRAND SWEEPING STAIRCASE, and be captivated by the 32' L-shaped SITTING/DINING ROOM - perfect for entertaining guests or cosy nights in, sitting around the WOOD BURNER. The kitchen is a chef's dream, featuring a CENTRAL ISLAND and MARBLE SURFACES that effortlessly combine style and functionality. Additionally, the ground floor boasts a study, WC, and utility room for added convenience. Upstairs, FOUR BEDROOMS lead off a large landing, along with a LUXURY BATHROOM centred on a ROLLED TOP BATH, and PERIOD STYLE shower room with a RAINFALL SHOWER, ensuring every corner of this home exudes luxury and comfort. Undoubtedly, the true gem of this property lies in its EXCEPTIONAL OUTDOOR SPACE. The lawned gardens wrap around the side and front of the house, creating a serene oasis for outdoor relaxation or alfresco dining. The development includes CCTV for security and an onsite Maintenance team.



Council Tax band: F

Tenure: Freehold

- Detached Period Farmhouse Close to Loddon & Bungay
- Fully Updated & Modernised to a High Standard
- Over 2200 Sq. ft (stms) of Accommodation
- Welcoming Hall with Grand Sweeping Stairs
- 32' L-Shaped Sitting/Dining Room
- Kitchen with Central Island & Marble Surfaces
- Ground Floor Study, WC & Utility Room
- Four Bedrooms, Luxury Bathroom & Shower Room

The attractive village of Broome is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke' and local shops and primary schools in nearby Ellingham and Ditchingham and falls into the Hobart High School catchment area. Broome also offers the wonderful Broome Pits ideal for dog walking and fishing. Bungay lies 2 miles away, within the popular Waveney Valley and offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 minutes drive to the North and has a mainline train link to London Liverpool Street (1hr 54minutes). Diss provides another mainline link to London and is 19 miles distant. The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



SETTING THE SCENE

Approached via grand brick pillars, a shingle driveway opens up, providing off road parking and turning space, adorned with planted borders around the parking area, with feature recessed spotlighting and an EV car charging point. Steps lead to the front patio and lawned gardens, with further stairs to the main entrance door.

THE GRAND TOUR

Once inside, attractive parquet flooring flows underfoot with a view enjoyed across to the sweeping stairs and entrance hall beyond. With ample space for coats and shoes, and a sash window facing to side, this spacious meet and greet area flows seamlessly into the main hall entrance with continued parquet flooring and a further sash window to side. Doors lead off to the kitchen and living accommodation, with double doors taking you to the formal sitting room. This grand room offers three doors to the front which open up to the patio, with a further door to side with windows to side and rear. Tiled flooring flows through the space with underfloor heating, and a snug area sits to one side with a feature cast iron wood burner with a marble surround and tiled hearth. The spacious room enjoys panoramic garden views whilst flowing seamlessly into the open plan kitchen beyond. Installed and completed to a high standard, the kitchen includes marble work surfaces with a central island and full suite of integrated appliances. A cast iron wood burner sits to one side creating a focal point to the room with space for a range style electric cooker with an extractor fan above, and tiled splash-backs running around the work surface. An inset ceramic butler sink sits to one side with a dishwasher and twin fridge freezer integrated. A door takes you back to the hall entrance where a ground floor study can be found, with tiled flooring underfoot, along with the adjacent utility room which is finished in a matching style to the kitchen, with integrated laundry appliances and a large built in plant cupboard. A door takes you to the rear and a door takes you to the ground floor WC - with a newly fitted period style white two piece suite, with half tiled walls and a heated towel radiator.

Heading upstairs, a sweeping staircase is decorated and painted whilst being finished with a central stair runner with handcrafted solid wood handrails, taking you to the large landing with wall lighting and fitted carpet flowing through the space.

To your left hand side, the luxury family bathroom can be found with a four piece period style suite including a freestanding rolled top bath with a mixer shower tap and adjacent shower cubicle with a thermostatically controlled twin head rainfall shower, complete with tile splash-backs and feature tiling, with tiled flooring underfoot. Sitting opposite, a further shower room can be found in a matching style, with a three piece suite including a large walk-in shower with a twin head thermostatically controlled rainfall shower, with matching feature tiling, heated tail radiator and tile flooring. Four bedrooms lead off the landing, all finished with fitted carpet and double glazed sash windows, with the two larger bedrooms enjoying dual aspect views.

FIND US

Postcode : NR35 2EJ

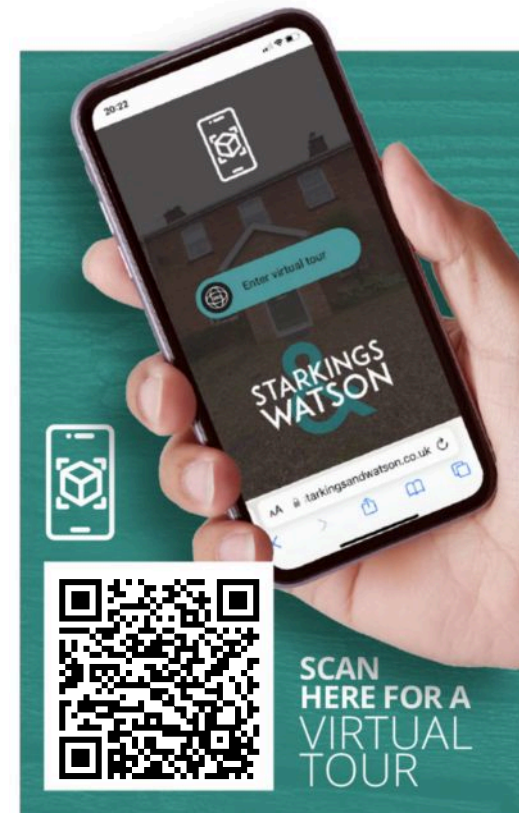
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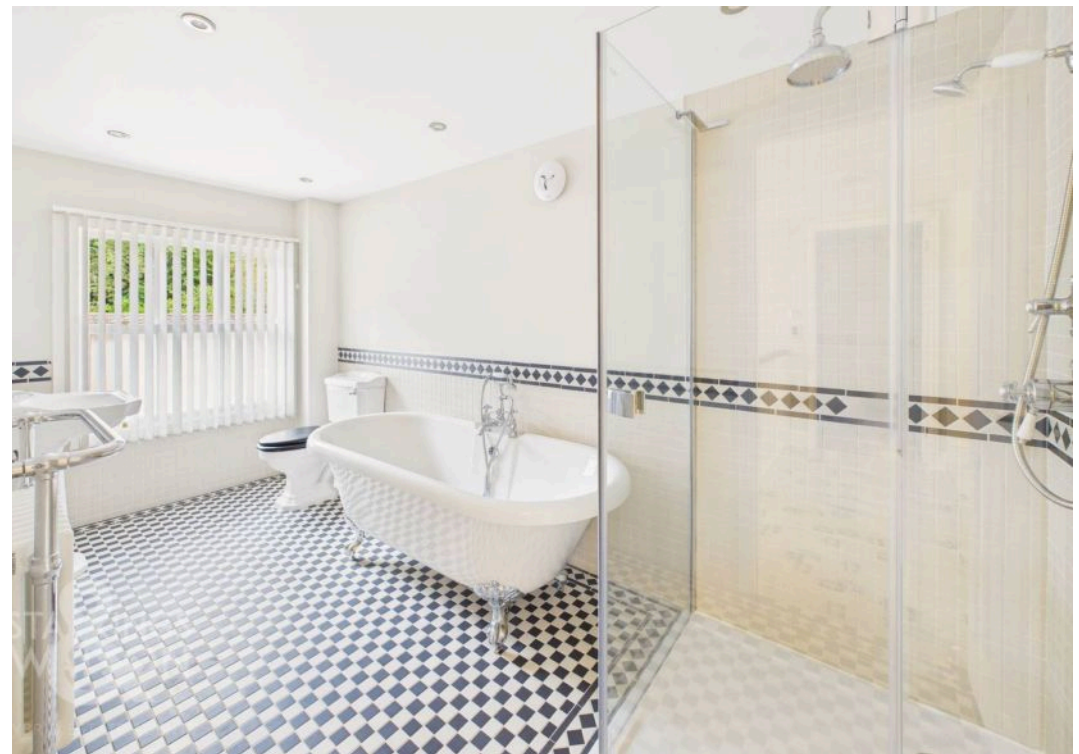
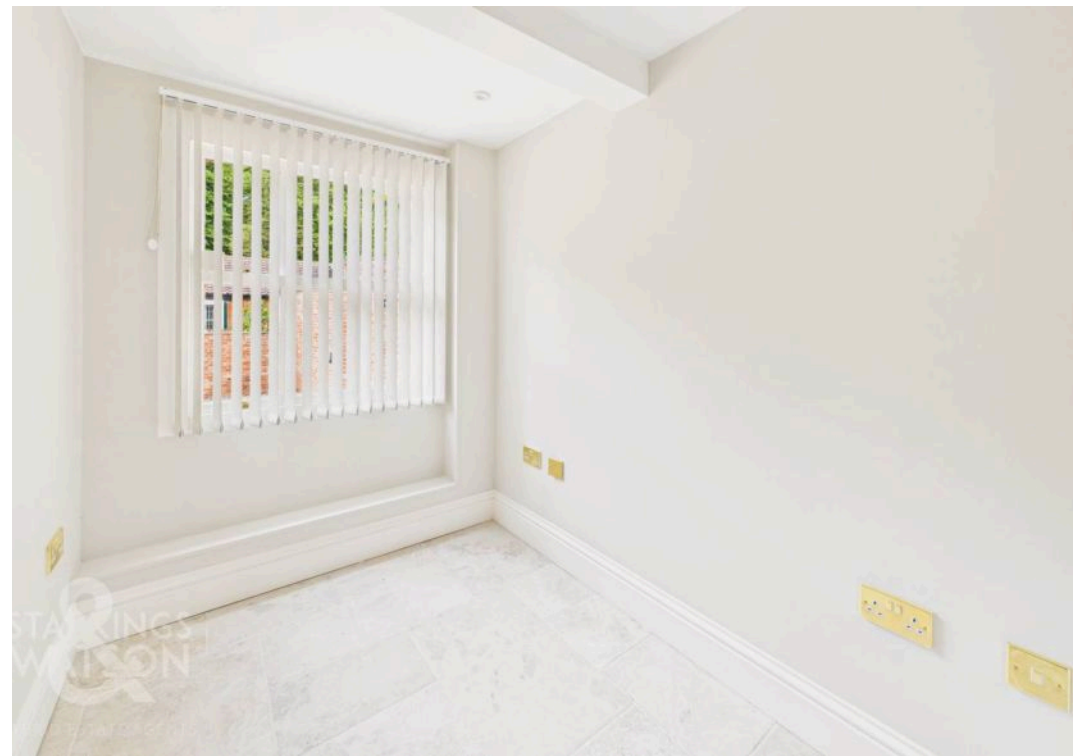
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Heating is via a communal ground source heating system, with the property owner billing for water, heating and drainage on a monthly basis. The communal grounds and driveway are maintained by the groundskeeping staff on site.



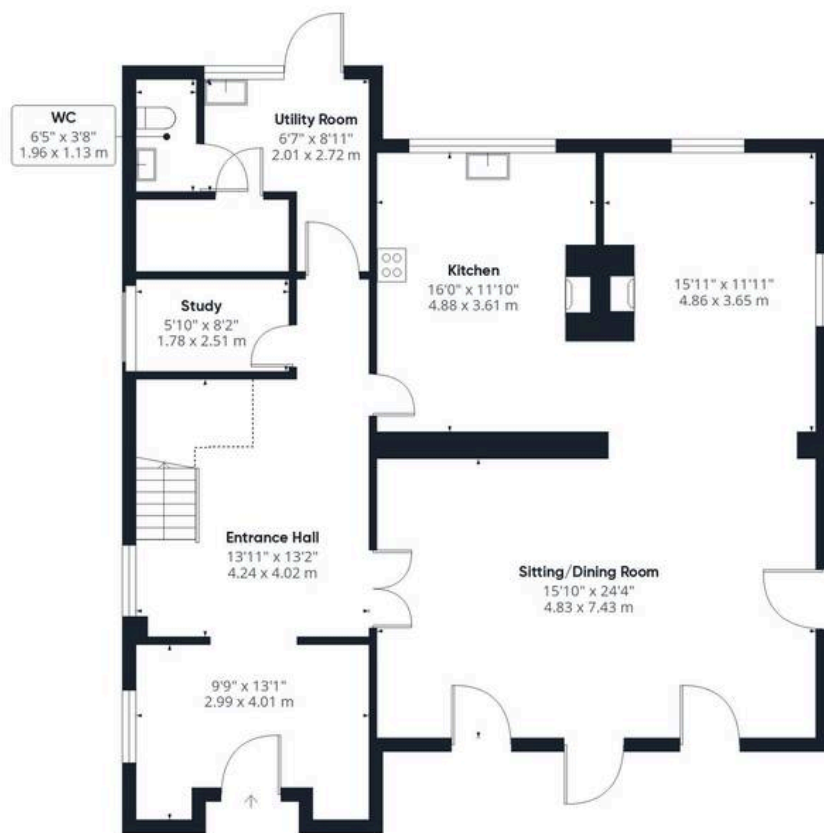




THE GREAT OUTDOORS

Nestled in a rural setting, lawned gardens sweep around the side and front of the property, with extensive paving offering seating areas. Boasting a tree lined aspect, the lawned gardens run as far as the eye can see, with an open aspect to the adjacent shingle driveway. Feature planting and spotlighting has been installed, along with an EV car charger. A timber shed offers storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2217 ft²

205.9 m²

Reduced headroom

37 ft²

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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