



Broome Fruit Farm Church Lane - NR35 2EJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Broom Fruit Farm

Church Lane, Bungay

This MODERN single storey BARN CONVERSION occupies a STUNNING RURAL SETTING close to BUNGAY and LODDON, and only a short drive to NORWICH. Forming part of a small development, the internal finish is HIGH SPECIFICATION with under floor heating via a ground source system, and VAULTED CEILINGS. The large FRONTAGE and OPEN COURTYARD GARDEN offers outside space, with AMPLE PARKING and electric CAR CHARGER. Internally, the OPEN PLAN KITCHEN/LIVING SPACE includes a BESPOKE KITCHEN with MARBLE SURFACES and INTEGRATED APPLIANCES, along with a BREAKFAST BAR. The hall leads to the TWO BEDROOMS complete with solid oak wood flooring, and FAMILY BATHROOM with SHOWER in a PERIOD STYLE. A further PRIVATE WALLED COURTYARD sits to the rear, whilst the development includes CCTV for security and an onsite Maintenance team.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- High Specification Barn Conversion
- Rural Setting close to Bungay & Loddon
- High Specification Open Plan Kitchen/Living Space
- Vaulted Ceilings & Exposed Timber Beams
- Two Bedrooms with Courtyard Access
- Luxury Bathroom with Shower & Ornate Tiled Flooring
- Lawned Frontage & Open Courtyard
- Ample Parking & Electric Car Charger

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. 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

Occupying a setting within a small complex of converted barns, the property is accessed via a sweeping shingle pathway running adjacent to lawned front gardens. Mature hedging and shrubbery line the gardens, with a courtyard style seating area to front offering a private and secluded setting. The herringbone brick step leads to the main entrance.



THE GRAND TOUR

Double doors open up to the main open plan living space with tiled flooring and underfloor heating underfoot - with ample space for soft furnishings and a dining table. The kitchen forms the focal point to the room with a U-shaped arrangement of base level units, with marble work surfaces and integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven with matching up-stand and breakfast bar, sitting under a vaulted ceiling with feature lighting above. This light and bright room offers a fantastic entertaining space with a hallway taking you into the bedroom and bathroom accommodation. The main bedroom sits to the end of the hallway with dual aspect views enjoyed to the front and rear, with a door taking you out to the courtyard garden, with a vaulted ceiling, exposed timber beams above and wood flooring underfoot with underfloor heating. The second bedroom offers a versatile space as a bedroom or living room, with further doors taking you to the rear courtyard, wood flooring with under floor heating underfoot and part vaulted ceiling above. Completing the property is the luxury period style family bathroom with a rolled top bath to one corner and spacious walk-in shower cubicle with a twin head thermostatically controlled rainfall shower with tiled splash-backs and ornate tiled flooring with underfloor heating underfoot.

FIND US

Postcode : NR35 2EJ

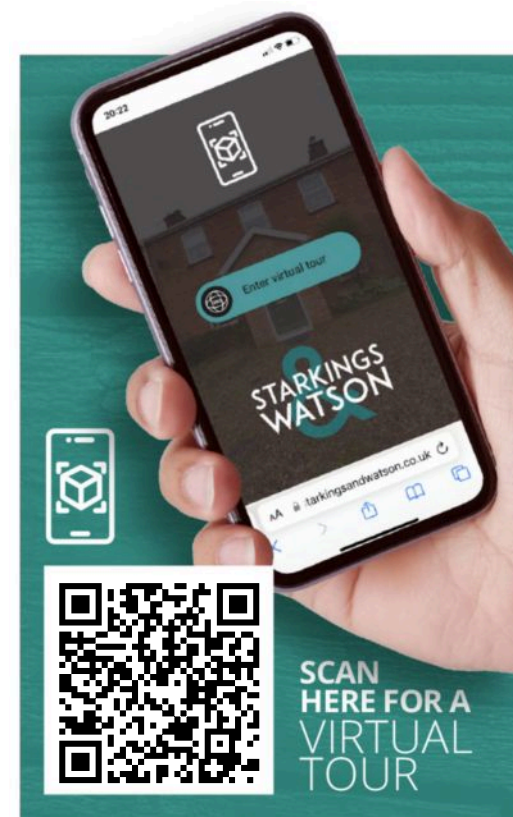
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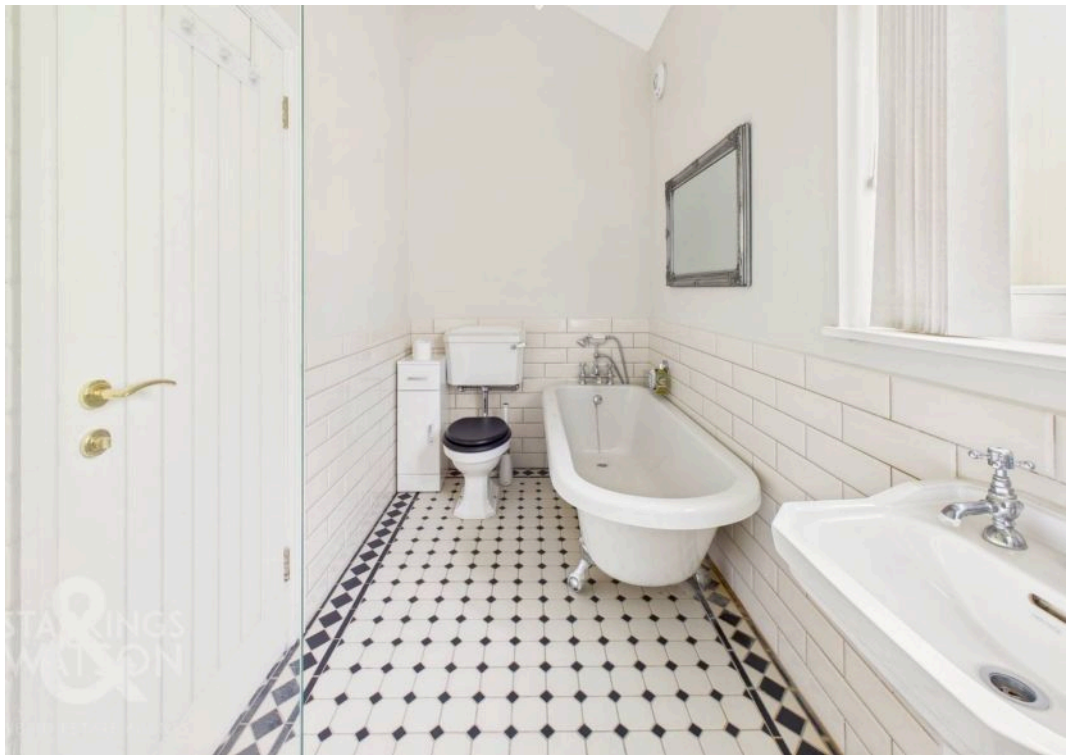
VIRTUAL TOUR

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 metered usage for water and heating, along with drainage at £10 PCM on a quarterly basis. Grass cutting is included, and the communal grounds and driveway are maintained by the groundskeeping staff on site.



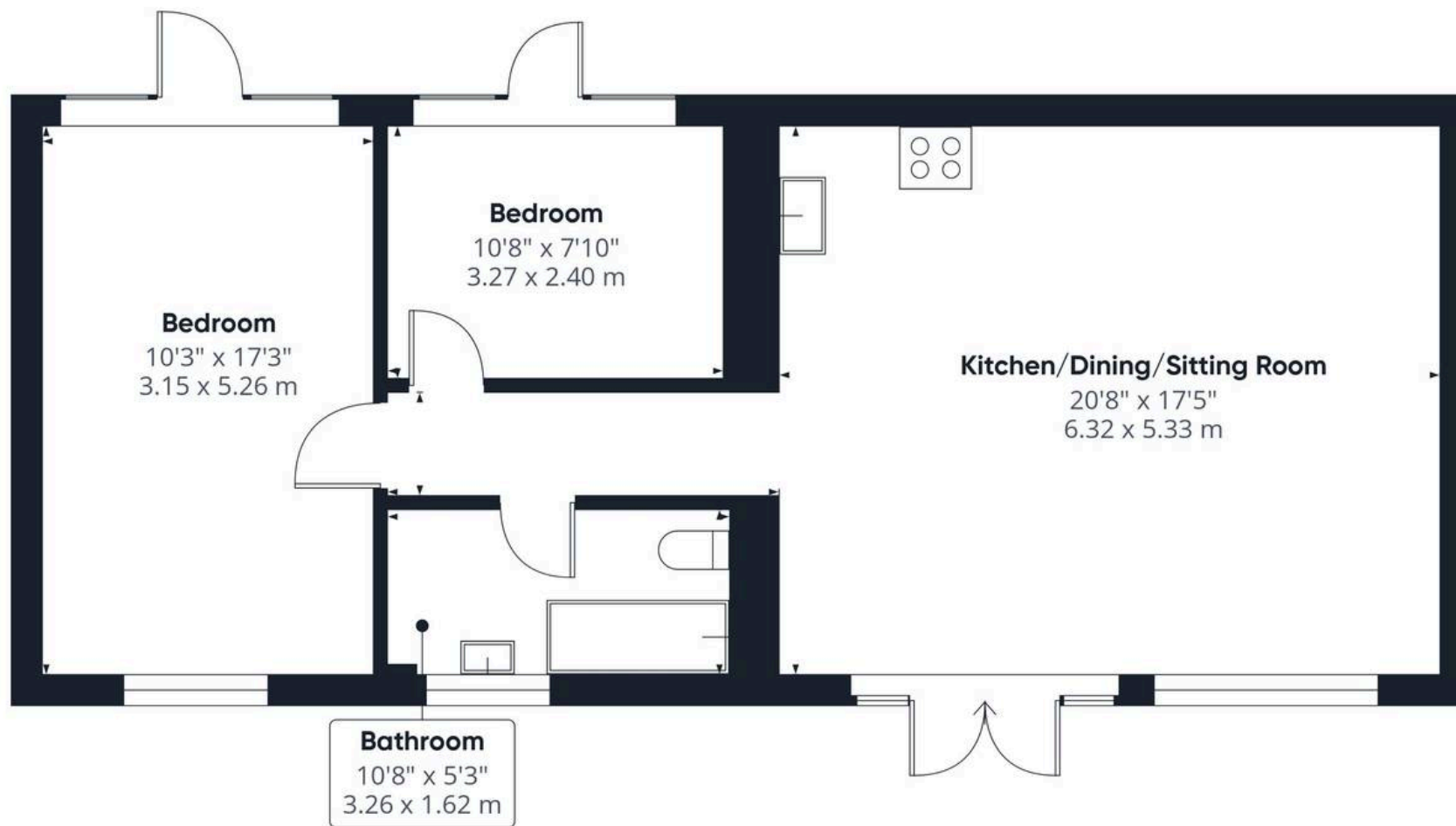




THE GREAT OUTDOORS

The rear courtyard enclosed with brick walled boundaries whilst being laid to paving with potential for various planting if required.





Approximate total area⁽¹⁾
739 ft²
68.7 m²

(1) Excluding balconies and terraces

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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