



Northleigh
1 Mountbatten Road | Bungay | Suffolk | NR35 1PN

FINE & COUNTRY

REACHING NEW HEIGHTS



“In a beautifully elevated position, offering views over treetops and the Waveney Valley, this property is a true one off. Built for a prominent local family, it’s impressively light and spacious, full of character, and sits in delightful gardens that include a swimming pool. Just a short walk from the centre of Bungay, it perfectly balances peace and privacy with access to everything.”



KEY FEATURES

- A Detached Three Storey Georgian Period Style Family Home located in the Popular Market Town of Bungay
- Five Double Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom and Guest Bedroom both benefit from En-Suite Facilities
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Three Reception Rooms
- Double Garage and Ample Off Road Parking
- Sitting in a Plot measuring 0.68 acres (stms)
- Attractive and Mature Gardens and Outdoor Swimming Pool
- The Accommodation extends to 3,689sq.ft
- Energy Rating: E

A handsome property in a glorious setting, this is a place anyone would be proud to call home. Ideal for a family or for a very sociable couple, there's ample space here to host a crowd and make many happy memories. The current owners have further improved an already fine home and the result is something very special.

A Real Character

The current owners came here when they had young children and have raised their family here over the past 20 years. They had been living in London and working in creative industries and wanted a large home with plenty of individual character that was in a quiet position yet close to amenities. They loved this home because it's unique, it's been built to a high standard, it's filled with light and has a great flow for entertaining, plus thanks to the elevated position you have these wonderful views and the light pours in unobstructed to the house. The property is thought to have been built in the 1940s for a prominent local family and combines the elegance and grace of the Georgian era with the attention to detail of the Arts & Crafts movement.





KEY FEATURES

So Well Considered

While the house was in good condition when the owners came here, some of the character features had been removed, so the owners have put these back in, having carefully researched traditional materials and methods. For example, they have had coving made by Stevensons of Norwich who supply National Trust and heritage properties, to be in keeping with the period. They have added bespoke hand-built and hand-painted storage in many of the rooms, have created a huge loft conversion adding a guest room or workspace with an en-suite bathroom, and have enhanced the design of the rooms with a calm and relaxing colour palette. Take a look at the floorplan and you'll see all the rooms are well proportioned, with plenty of space and flexibility across five bedrooms, three bath/shower rooms, three good size receptions, plus the fabulous eat-in kitchen. Even the entrance hall is large, with a wonderful solid oak staircase reminiscent of the Arts & Crafts era. There's also a comfortable flow, with all the main ground floor rooms off this hall.

Exploring Outside

Outside the garden has both formal and informal areas, almost a series of outdoor rooms. The pool area is sunny and sheltered and, as you can imagine, the owners' children had an absolute blast here when they were growing up, having friends over to splash around in the water. It's also very private and secluded. The terrace at the front of the house has classic good looks that complement the property. Then there are more natural areas of garden, including wild parts that attract bees and butterflies. The owners love to walk around the garden on summer days, watching the wildlife and taking it all in. You can walk from the house into the centre of town very easily. There you'll find everything you need for day to day life. The pretty town of Beccles is also on the doorstep, and you can get to the Waveney and to the Broads if you love the water. You're just 25 minutes from Norwich in one direction and 25 minutes from Southwold in the other, with the train station at Diss around a 30-minute drive, with trains to London in just over an hour.





























INFORMATION



On The Doorstep

Bungay, situated in the picturesque Waveney Valley, is a charming and popular market town with a heritage dating back to Roman times. The popular Earsham Street in Bungay offers an array of independent shopping opportunities. There are good local schools and the Waveney Valley Leisure Centre boasts some of the finest leisure and fitness facilities in the area. The Fisher Theatre has a full programme of live music and theatre. It also streams performances from the National Theatre, Royal Opera House and West End. It has a vibrant youth theatre and hosts many local events.

How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east and popular market town of Beccles is a short 6 miles drive away offering many independent shops, cafes, restaurants and supermarkets.

Directions - Please scan QR code below

When leaving Beccles from New Market, turn left onto Ballygate and at the end of the road turn right onto Bungay Road and follow this road for approx. 5 miles before turning left onto Hillside Road East Signposted towards Halesworth. Follow this road to the junction and then turn right and immediately left onto Hillside Road West until you reach St Margarets Road and turn left and left again on to Messenger Close and finally right onto Mountbatten Road. The property will be found on the left hand side.

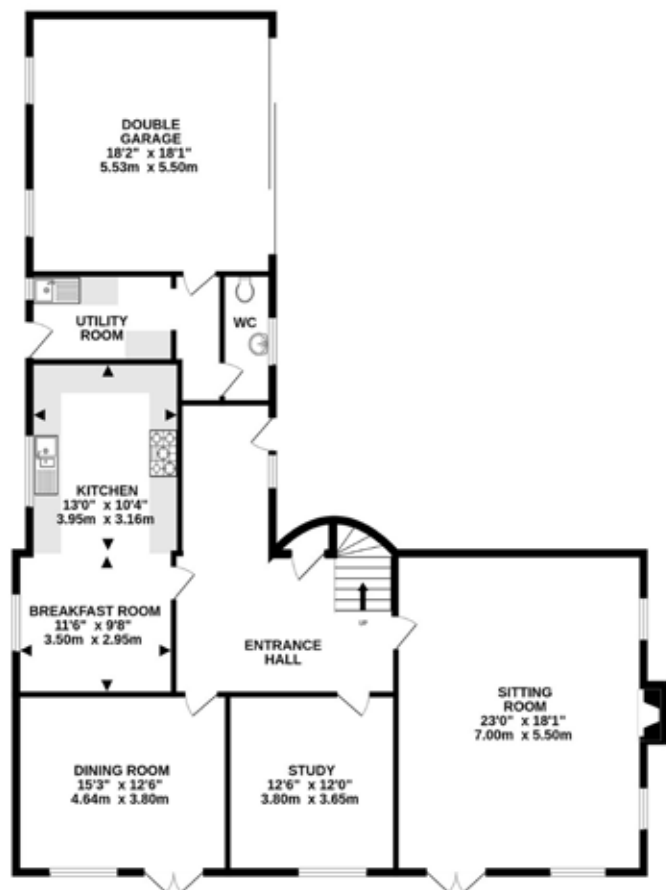
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [honeybees](#). [host.theory](#)

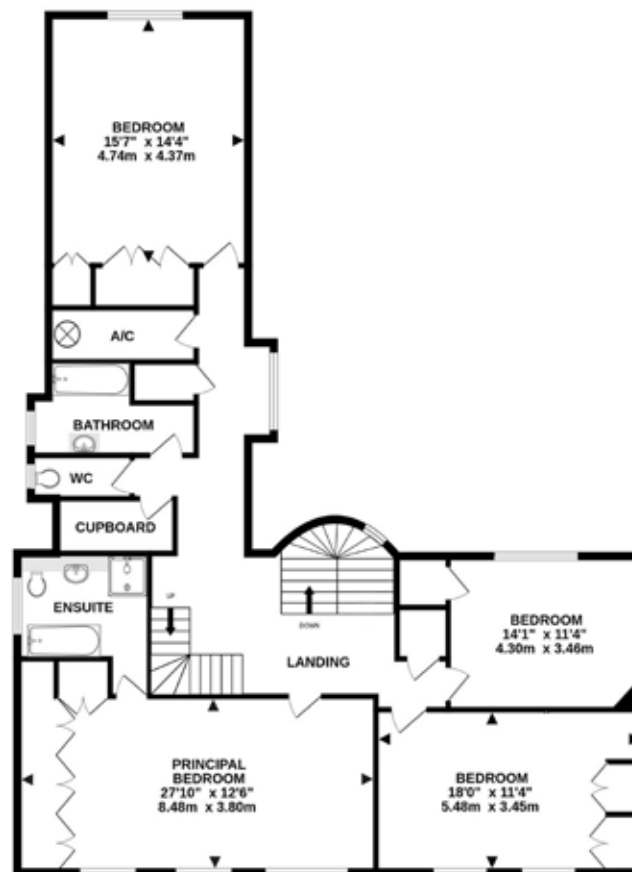
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk Council; Council Tax Band F
Freehold

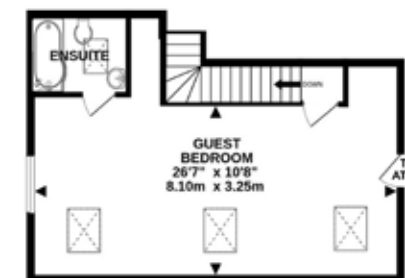




GROUND FLOOR
1684 sq.ft. (156.4 sq.m.) approx.



1ST FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

TOTAL FLOOR AREA : 3689 sq.ft. (342.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	70
England & Wales	EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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