



Church Road, Mutford - NR34 7UZ



Church Road

Mutford, Beccles

Dating back to the 1800's, this DETACHED former public house offers plenty of traditional charm and character. The cottage offers THREE BEDROOMS as well as THREE RECEPTION ROOMS and is located centrally within a POPULAR VILLAGE LOCATION. Having been owned by the same vendor for around 25 years, the cottage boasts a unique character with a harmonious blend of traditional architectural features and modern conveniences. Stepping inside you will find three reception rooms, a bright conservatory, and a separate kitchen/breakfast, w/c and family bathroom all of which provides ample space for comfortable living and entertaining. Upstairs, three well-appointed bedrooms can be found. Outside, the property shines with plenty of DRIVEWAY PARKING to the side, ensuring convenience for residents and guests alike. The PRIVATE ENCLOSED REAR GARDEN offers a peaceful retreat, while a GARAGE and WORKSHOP with power present exciting potential for conversion (subject to planning permission) for an annexe or studio or home office, ideal for those with a creative vision for additional living space.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Period Cottage
- Former Public House Located Centrally Within Popular Village
- Three Receptions & Conservatory
- Separate Kitchen/Breakfast Room
- Three Bedrooms, Family Bathroom & W/C
- Plenty Of Driveway Parking To The Side
- Private Enclosed Rear Gardens
- Garage & Workshop with Power & Lots Of Potential To Convert (stp)

The rural village of Mutford is situated approximately 3 miles east of Beccles, which offers a variety of shops, restaurants, schooling for all ages, sporting/leisure activities and transport services that include a railway station with connections to London, via Ipswich. The River Waveney at Beccles is part of the Broads Navigable waterways system, with a variety of boating activities available. The village is ideal for those wanting access to Norwich, Lowestoft and the Coast.



SETTING THE SCENE

Approached via Church Road found on the corner of Beccles Road there is block paved parking to the side for ample vehicles including space for a caravan or motorhome. From the driveway double doors lead into the garage as well as a gate leading into the rear garden. To the front there is a low level wall enclosing a small lawn with the main entrance door also found to the front.

THE GRAND TOUR

Entering via the main entrance door to the front there is a small lobby leading through into the sitting room. The sitting room offers a fireplace with a woodburner, exposed beams and a bay window to the front. This leads through to a rear lobby with access to the conservatory and stairs to the first floor. To the right of the lobby there is a dining room with an oil fired boiler and built in storage. This in turn leads through to a study room to the front with another fireplace and a bay window. There is also another door through to the sitting room. The kitchen accessed via the dining room provides a range of wall and base level units with wood panelled walls and ceiling as well as rolled edge worktops over. There are integrated appliances to include an oven and hob as well as space for all further white goods. Beyond the kitchen there is a w/c and separate bathroom with a bath and shower fittings. Off the rear lobby to the rear is the extended conservatory providing extra reception space with access to the garden beyond.

Heading up to the first floor there are three bedrooms one of which leads through from the other. All the bedrooms have various array of fitted wardrobes. All of the bedrooms provide ample space for double beds and furniture.

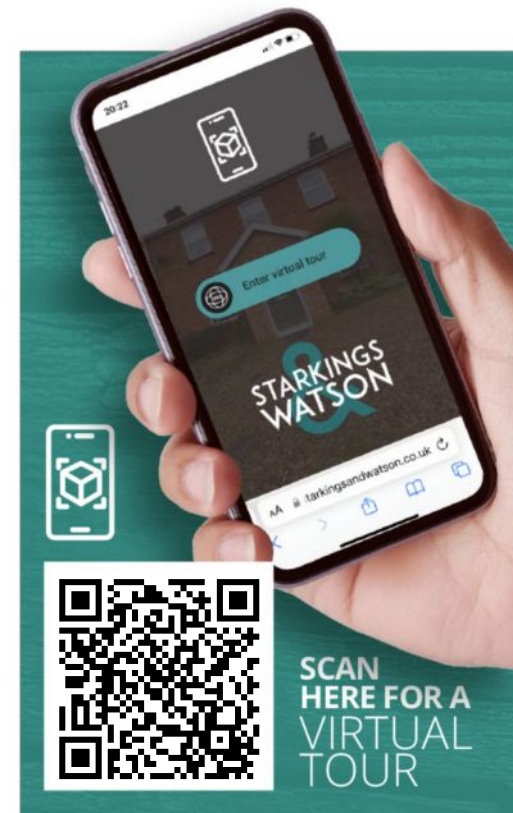
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VIRTUAL TOUR

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



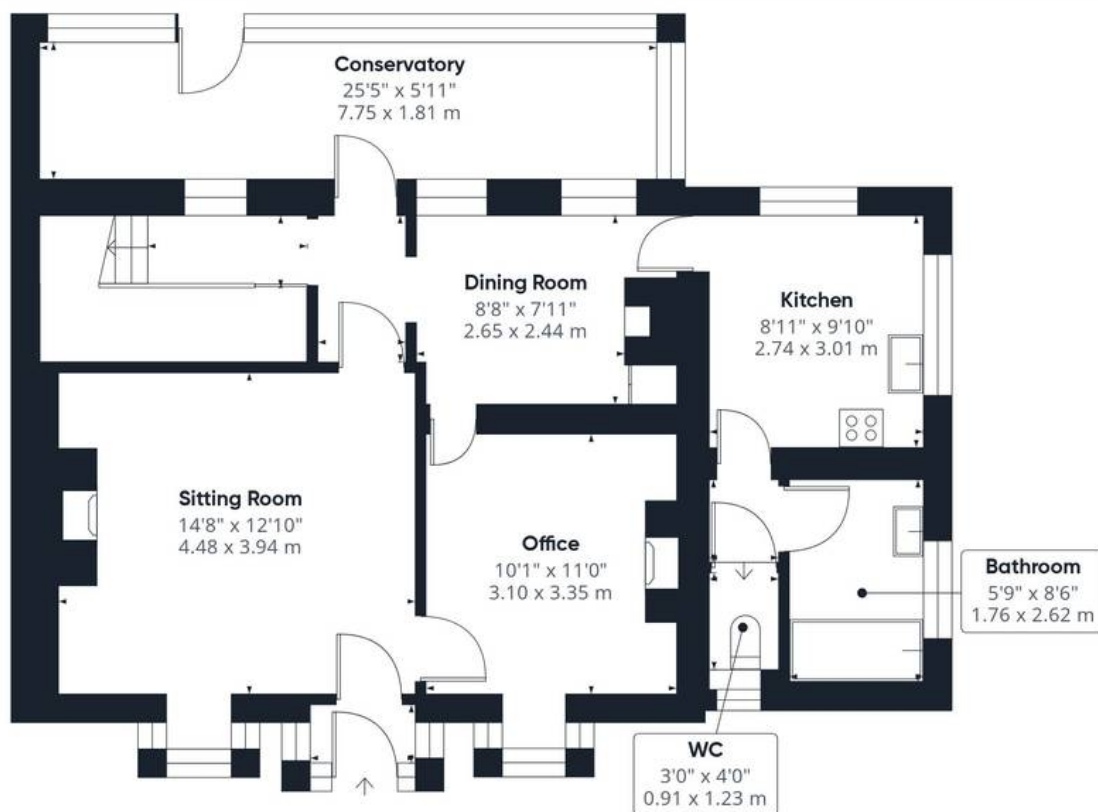




THE GREAT OUTDOORS

The private and enclosed rear garden is mainly laid to lawn offering a blank canvas for new owners. There are mature hedges and trees as well as shingle and paving. To the end of the garden you will find a dog kennel, workshop and garaging with power and light. These buildings combined (with PP) could create excellent extra living space/annexe accommodation or studio space. The garden is enclosed with timber fencing and offers a gate to the driveway at the side.





Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

1510 ft²

140.2 m²

Reduced headroom

5 ft²

0.5 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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