

Dairy House Flixton  
Road  
Bungay  
NR35 1PD



# Dairy House Flixton Road

## Guide Price £600,000

### The river retreat with a paddock...

Dairy House, situated in the tranquil countryside on the outskirts of Bungay, is a superb property that harmonises modern living with rustic aesthetics. Upon entry, you are welcomed by a spacious combined utility and boot room, equipped with a large sink, plumbing for a washing machine, and ample storage for coats and shoes. A conveniently located cloakroom features a WC and basin, with the potential to add a shower.

Embodying the essence of country living, the heart of the home is a stunning kitchen and family room designed in a pine country style. This bright, airy space, enhanced by dual-aspect windows, offers a generous dining area and a central island with a breakfast bar, perfect for daily family meals and entertaining guests. The snug area provides a cosy retreat with lovely garden views.

Down the long hallway, you will discover five spacious double bedrooms, each providing versatility for various uses, alongside a well-appointed shower room. The layout offers potential for en-suite bathrooms, adding to the property's appeal.

The highlight of Dairy House is the exquisite dual-aspect lounge, characterised by vaulted ceilings and exposed timber beams. This inviting space features an impressive brick fireplace with a wood burner and opens onto a patio, presenting spectacular views over the beautiful grounds.

Outside, Dairy House is framed by lush landscaping and mature trees. The fenced cottage garden is ideal for pets and comes with a greenhouse and storage sheds. At the rear, a paddock with a double garage creates an excellent opportunity for outdoor hobbies or equestrian activities. Access to the River Waveney at the bottom of the paddock is perfect for kayaking, paddle boarding, fishing, and swimming. This setting is ideal for nature lovers and outdoor enthusiasts, with potential for glamping subject to planning.

The market town of Bungay is renowned for its shopping, particularly on Earsham Street, where independent stores such as boutiques, grocers, fishmongers, a deli, coffee shops, gift shops, and cafes can be found, offering a vibrant local scene.

### Agents notes...

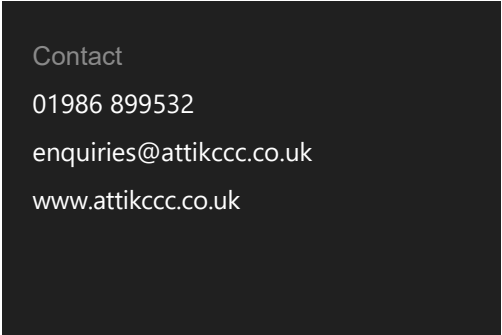
A pre-recorded walkaround tour is available for this property

Council Tax Band E

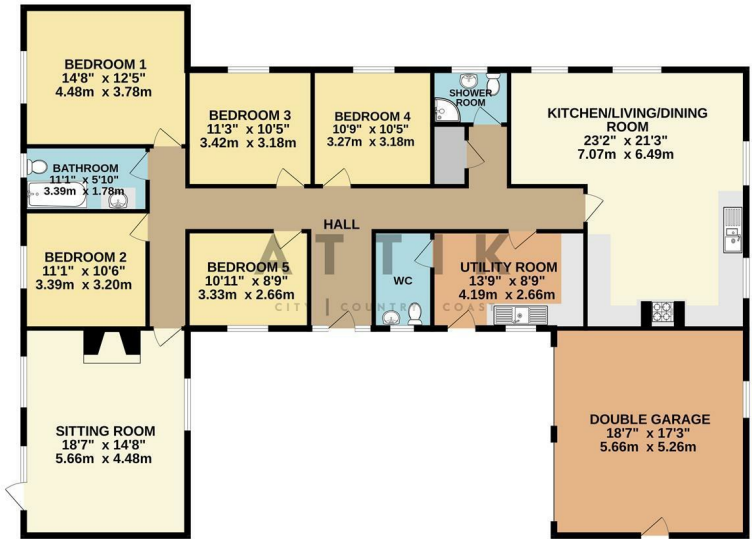
Local Authority  
East Suffolk

Council Tax Band E

EPC Rating E



GROUND FLOOR  
2159 sq.ft. (200.6 sq.m.) approx.



TOTAL FLOOR AREA: 2159 sq.ft. (200.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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