



KATANNING

LINSTEAD ROAD, HUNTINGFIELD, IP19 0QP



This three-bedroom detached bungalow, set within 4.5 acres (sts), is perfect for those looking for a home that offers equestrian facilities in a quiet location whilst still being close to amenities.

Upon entering the property you step into the porch and on into the hallway. Off the hallway is the kitchen/diner which is the hub of the home. This room is generous in size and has views across the paddocks and beyond. The sitting room connects nicely with the kitchen and has doors leading you out to the outside as well as a fireplace which is the main focal point of the room. The rooms are light and bright throughout with large windows to enjoy the views. Off the hallway is a useful utility room that has a good range of cupboard space as well as an airing cupboard and a door leading you to the outside. The family bathroom is also off the hallway and boasts a bath, basin and toilet. Bedrooms two and three are both double bedrooms with rear aspect views and built in wardrobe space. The main bedroom is another double room and benefits from an en-suite bathroom that boasts a shower, basin and toilet. Outside there is ample space for off road parking and the property benefits from a triple cart lodge and a garage. There is a separate access from the driveway which can lead you to the equestrian facilities the property has to offer. Within the enclosed stable yard there are four stables as well as a school and store shed. A further three stables are located at the end of paddocks along with a haybarn. There are ground mounted solar panels at the end of the paddock that are on a 'cornish rocker' system to ensure they take in as much daylight as possible.

SERVICES Mains water and electricity are connected to this property. Heating is provided by way of a oil central heating. And drainage is by way of septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - D
EPC – TBC

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553. DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

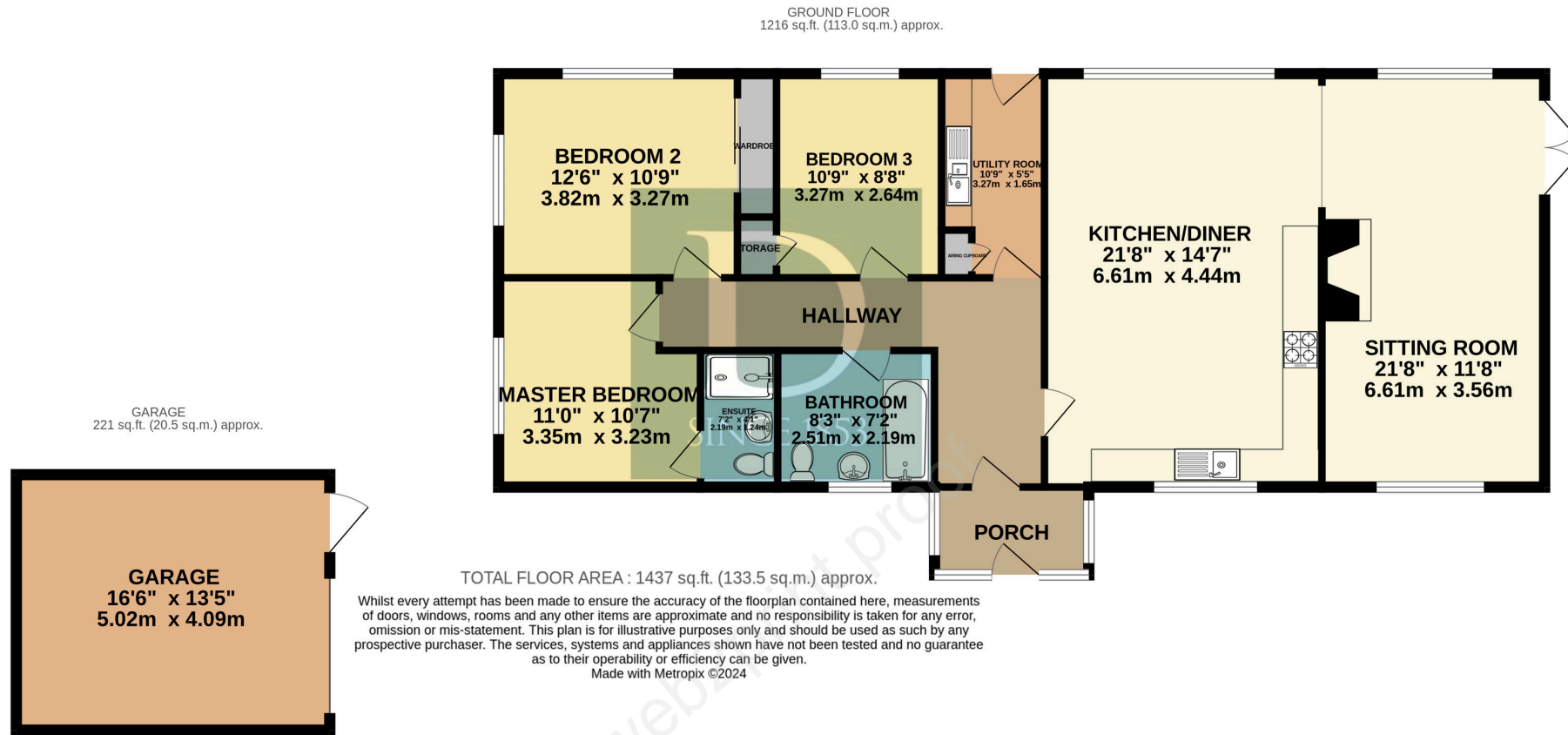








FLOOR PLAN



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