



*Valley Farmhouse, The Street,
Brockdish, Nr Harleston.*



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ESTATE AGENTS



Situated in a prominent position within the village of Brockdish, this attractive semi-detached period home is full of character and sits in a plot extending to 0.43 acres (stms). The property offers spacious downstairs accommodation with four double bedrooms on the first floor. The stunning gardens are a haven for wildlife and extend down to the River Waveney at the bottom. There is plenty of parking at the rear of the property.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room with open fireplace
- Kitchen/Dining Room with wood burner
- Utility Room
- Shower Room
- First Floor Landing
- Master Bedroom with feature fireplace
- Three Further Bedrooms
- Family Bathroom

Outside

- Delightful Mature Gardens
- Riverside Setting
- Summerhouse/Outside Office
- Off-road Parking for several vehicles
- Total plot 0.43 acres (stms)



The Property

An attractive coloured half glazed door leads into the spacious entrance hall with a wonderful stripped wooden staircase leading to the first floor with storage space and cupboard under. To the left hand side is the sitting room overlooking the front aspect with open fireplace set in a cast iron surround. The kitchen/dining is situated to the rear of the property with lovely views over the rear garden, a perfect space for entertaining. The room is divided into two by open timbers with a step up into the kitchen which has many attractive features and is fitted with a range of traditional style units with inset butler sink, as well as a freestanding pine dresser and traditional butcher's block. Double doors open into the garden from the dining area where there is also a fireplace housing a wood burning stove. The utility room has a stable door out to the garden with plumbing for a washing machine and wall mounted gas fired boiler and leads into the shower room.

Stairs rise to the first floor landing and access to all bedrooms and the bathroom. The master bedroom overlooks the front aspect and has an attractive feature cast iron fireplace. There are three further bedrooms, one of which has an excellent range of built-in wardrobe cupboards. The bathroom is fitted with a modern suite comprising bath, WC and wash basin with window to the rear aspect and heated towel rail.





Outside

A shared driveway to the right hand side of the property leads to the rear of the property where a five bar gate on the left provides access to an extensive gravelled parking area and into the beautiful gardens to the rear. Immediately at the back of the house is a covered pergola providing a lovely shady spot on a sunny day and perfect for outside dining in the summer months. To the side of the house is a decked area and garden pond. The gardens are laid to lawn with several attractive seating areas and borders and beds stocked with a wonderful range of seasonal flower, plants and shrubs and a vegetable garden complete with greenhouse. There are several varieties of fruit trees including apple, cherry, pear and mulberry. The summerhouse/outside office has power and light connected and there are two further timber sheds included in the sale. The garden extends down to the river Waveney at the bottom, a beautifully peaceful and secluded spot.

Location

The property is located in the centre of the sought after village of Brockdish, which benefits from a thriving pub/café/restaurant, The Old Kings Head. Buses pass through the village and allow access to both Harleston and Diss. Diss with its 90 minute direct link to London Liverpool Street is located some six miles away whilst nearby Harleston boasts an impressive array of independent retailers plus doctors surgery, post office, chemist, various coffee shops and restaurants. Harleston is well known for its popular Wednesday market with free parking and excellent local schooling.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired radiator central heating.
Mains drainage, water and electricity are connected.
Energy Rating: tbc

Local Authority

South Norfolk District Council

Tax band: D

Postcode: IP21 4JY

Agents Note

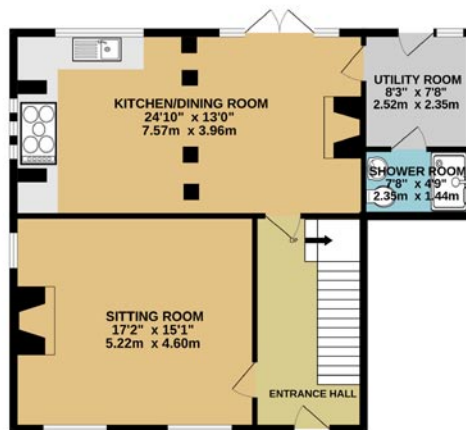
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

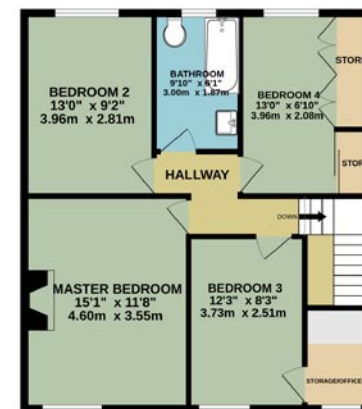
Vacant possession of the freehold will be given on completion.

Guide Price: £475,000

GROUND FLOOR
869 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.

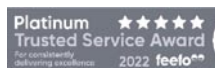


TOTAL FLOOR AREA: 1560 sq.ft. (144.9 sq.m.) approx.

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 as to their operability or efficiency can be given.
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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