



*Rectory Road,
Haddiscoe, Norfolk*



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A beautifully presented and maintained detached character house with spacious accommodation situated in a secluded and private setting of approx 3 acres (STS). Set in a tranquil and peaceful location amongst wonderful mature gardens with a woodland area and separate paddock. Numerous outbuildings including two storey detached workshop/garage. The house enjoys an edge of village location and combines the original character and charm with modern and contemporary features.

Accommodation comprises briefly:

- Entrance Porch
- Reception Room
- Garden Room (with underfloor heating)
- Dining Room
- Study/Home Office
- Inner Hallway
- Kitchen/Breakfast Room
- Utility Room
- Boot Room
- Downstairs Shower Room
- Master Bedroom
- Spacious Shower Room
- Four Further Double Bedrooms
- Full Family Bathroom
- Driveway Parking for several vehicles
- Detached Double Garage/Workshop with two floors
- Garden Shed, Summerhouse, Greenhouse
- Separate Paddock fully fenced and gated
- Expansive and Mature Gardens with Woodland Area



The Property

The entrance porch welcomes you at the front of the property with a door leading through into the house. Spacious reception room with fabulous inglenook fireplace housing wood burner, windows to front and double doors opening to the attractive garden room with underfloor heating and full views across the beautiful gardens and fields beyond. An impressive dining/family room with double doors through to the bespoke kitchen/breakfast room, thus creating a perfect space for family living and entertaining. The kitchen is stylish and practical with impressive granite worktops, central island combining an 5 ring induction hob and downdraft cooker hood which simply slides down out of sight beneath the work surface, leaving uninterrupted views throughout the kitchen. Breakfast bar area with space for two stools, plenty of wall and base units, integrated dishwasher, built in Neff fan assisted double oven. French doors to side terrace and stable door out to the boot room which has plumbing for utilities. Alongside the beautiful kitchen/breakfast there is a large separate utility room with a full range of wall and base units and sink (this was the original kitchen). A spacious study/snug/bedroom 6 completes the ground floor together with a downstairs shower room and inner hallway. Upstairs there is fabulous bedroom accommodation with five double bedrooms, a full family bathroom and a large shower room which is adjacent to the double aspect master bedroom. All the bedrooms have good views across the gardens and beyond. The house has fully sealed windows throughout and has been maintained to a high standard by the current owners who have created a lovely home over the years.



Gardens and Grounds

The house is approached by a small private road, off Rectory Road. The main driveway area offers parking for numerous vehicles with plenty of turning space and hardstanding areas. The expansive and mature gardens fully envelope the property, thus creating a private and secluded setting which provide a tranquil and quiet environment. The main gardens to the rear are laid to lawn with expansive views across to the fields beyond. There are some lovely mature trees and a separate woodland area which abounds with bluebells in the Spring. The separate paddock is fully fenced and gated and there is vehicular access running by the side of the house. The detached double garage/workshop with electric roller doors has an additional floor above with staircase, windows and has power and light connected. There are various outbuildings in the garden, a shed, greenhouse and summerhouse. The gardens are well stocked, pretty and cottage-style with various attractive seating areas around the house for outdoor living. It is truly a beautiful and unique location.

Location

Haddiscoe is a small village along the A143, boasting St Marys Church and a village hall. A peaceful village with amenities nearby with so much to offer in the local area for all the family with easy access to the Norfolk Broads, Somerleyton Hall and Fritton woods. The nearest food shop is Hillside Nursery and Farm Shop and The Bell Inn is a bar and restaurant nearby on the A143 at St Olaves Marina. Haddiscoe railway station is a few miles away for services to Lowestoft and Norwich, with connecting services to London Liverpool Street. A full range of amenities can be found in Beccles located on the Waveney River which is a gateway to the Broads network, a busy market town with many shops, restaurants, schools, pubs and supermarkets and the train station runs a link to London Liverpool Street via Ipswich. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating and hot water.
Private drainage (Recently updated).
Full Fibre Broadband.

EPC Rating: D

Local Authority

South Norfolk District Council

Tax Band: F

Postcode: NR14 6PG

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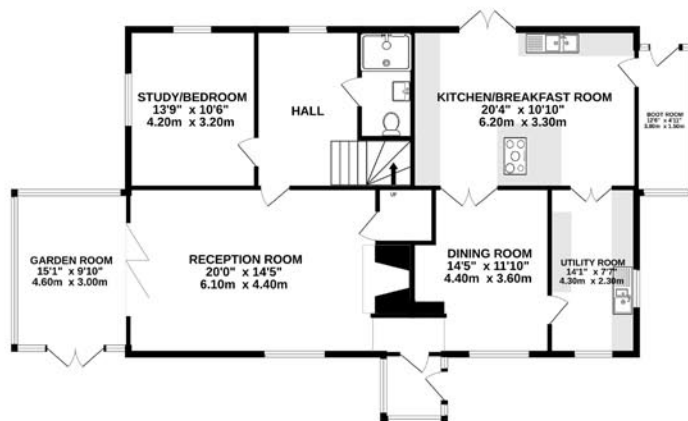
Agents Note

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.

GROUND FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR
1224 sq.ft. (113.7 sq.m.) approx.



TOTAL FLOOR AREA : 2673 sq.ft. (248.3 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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