

“enjoying expansive rural views over the river bure”



HOLLIES FARM HOUSE, BURGH CASTLE



The property is approached by a large brick pave driveway via an electric gated entrance



An impressive modern large executive detached family residence, located on a generous plot, is set within a beautiful semi-rural setting which enjoys expansive rural views over the river bure. The property offers approx 3443 sq.ft. of accommodation with a high specification and modern living space throughout.

Accommodation offers spacious entrance hall, large living room, two further reception rooms, large modern kitchen/dining room, utility room and shower room on the ground floor. The first floor, 3 large bedrooms, the master bedroom with an opulent bathroom suite and dressing room, office/bedroom and family bathroom. Second floor cinema room/bedroom, sixth bedroom and shower room.



The property benefits from LPG gas underfloor heating on the ground and first floor and central heating on the second floor. Externally the property is approached by a large brick pave driveway via an electric gated entrance leading to a large parking area for several vehicles in front of a large detached double/oversize garage with storage room above with potential to convert (stp).



A raised terrace to the side and rear of the property enjoys views of the semi-rural setting, front and rear enclosed garden, outside toilet room attached to the garage, enclosed access gate to the rear of the property. Rear electric gated entrance to the property at the side of the garage. At the front of the property is a summer house and to the side of the property a timber workshop.

ACCOMODATION

ENTRANCE

Front Porch

Entrance door giving access to:

ENTRANCE HALL.

Tiled flooring, recess lighting, stairs to first floor.

LIVING ROOM

28'8(8.8m) x 14'7(4.5m)

Front and rear facing windows. Wooden floor, large brick fireplace with wood burner, exposed wood beams and recess lighting.

RECEPTION ROOM/TV ROOM

14'3(4.3m) x 12'7(3.9m)

Front facing window.

RECEPTION ROOM

15'6(4.7m) MAX x 13'7(4.1m) MAX

Two high side facing windows and front double-glazed doors with side windows. Tiled flooring, cupboard housing boiler and immersion tanks, two further walk-in cupboards.

KITCHEN/DINING ROOM

22'9(7m) x 14'1(4.3m)

Rear facing window and rear facing bi-folding doors, Modern high specification fitted kitchen, granite worktops, large island

unit with built-in wine cooler, seven hob range cooker, integral appliances, eye level microwave/oven combination, two freezers, large fridge and dishwasher, recess lighting and tiled flooring.

UTILITY ROOM

7'2(2.2m) x 8'5(2.6m)

Rear facing window and stable door giving access to rear terrace. Granite worktops, wall and base units and tiled flooring.

SHOWER ROOM

Rear facing obscured glazed window. Fully tiled walls, shower, pedestal sink and wc.

FIRST FLOOR LANDING

Two front facing windows.

MASTER BEDROOM

19'3(5.9m) x 12'7(3.9m)

Rear facing window.

MASTER BEDROOM BATHROOM SUITE

Rear facing dormer window above the raised bath and side facing window. Stunning bathroom suite, large raised whirlpool Jacuzzi bath position in front of the dormer window to enjoy the elevated expansive views. Large corner shower with multi outlets, two vanity sinks, WC and towel radiator.

DRESSING ROOM

Two Velux windows.

FAMILY BATHROOM

Rear facing window. Fully tiled walls, white suite, roll top bath, walk-in shower, vanity sink, WC and towel radiator.

BEDROOM TWO

14'7(4.5m) x 14'1(4.3m)

Front facing window.

BEDROOM THREE

14'9(4.55m) x 14'1(4.3m)

Rear facing window.

OFFICE/BEDROOM

12'7(3.9m) x 9'1(2.8m)

Front facing window.

SECOND FLOOR

CINEMA ROOM/BEDROOM

16'7(5.1m) x 16'(4.9m)

Rear facing dormer window.

SHOWER ROOM

Velux window. Corner shower, vanity sink, WC and tiled radiator.

BEDROOM SIX

16'(4.9m) x 14'7(4.5m)

Rear facing dormer window.

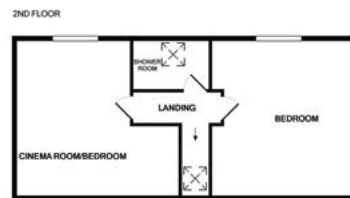
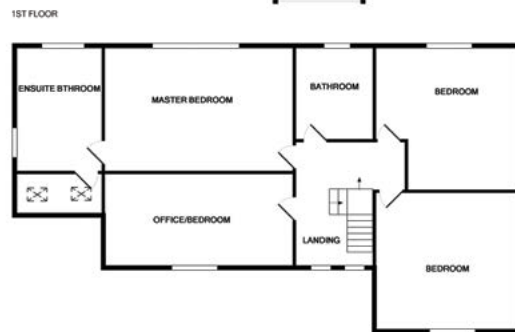
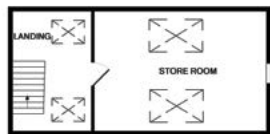
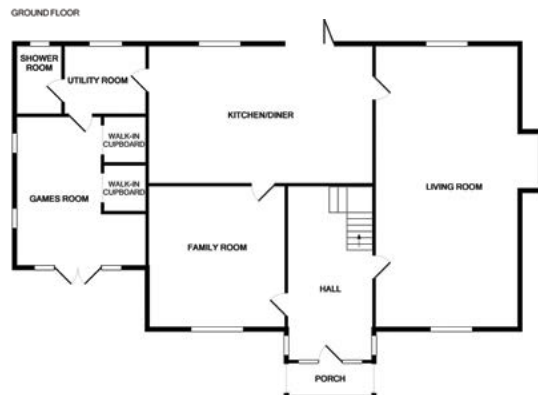
Burgh Castle is situated on the east bank of the River Waveney and within the Broads National Park



Hollies Farm House **Burgh Castle**

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FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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