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*Earsham Street,
Bungay, Suffolk.*

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**MUSKER
McINTYRE**
ESTATE AGENTS

Beccles - 6.7 miles
Norwich - 16.1 miles
Southwold - 16.8 miles
Diss - 19 miles

A modest Grade II listed Town House situated on Earsham Street in the heart of Bungay's vibrant Town Centre. The property boasts over 2700 sq.ft of accommodation which offers spacious, versatile living coupled with the most attractive, south facing, walled garden. Bungay is superbly situated on the River Waveney providing the perfect balance of Town living with excellent access to variety of green space and river pursuits. The city of Norwich is set just 30 minutes drive north whilst the un-spoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away. Viewing is essential to appreciate the location, space and character this home offers.

Property

Upon entering Castle Court via the side door we are welcomed into the generous reception hall where the feeling of space that flows throughout the home is instantly apparent. The stairs rise to the first floor whilst doorways open to the numerous living spaces and we find the first of two hatches opening to the cellar. Stepping the front we enter the original C.18 Building which provides two charming reception rooms, the formal dining room enjoys a feature fireplace and attractive exposed timbers. Adjacent we find the study which boasts superb proportions with a large window mirroring the dining room which fills the space with natural light. A door from here opens to a small utility area and separate toilet adding to the potential of the space. Stepping through the dining room an alcove passes the fireplace and leads into the snug, this wonderful evening room is exactly as the name suggests, a handsome brick former fireplace offers a focal point to the room and the second hatch opens in the floor where we find stairs leading down to the impressive cellar. A door way leads back to the hall bringing us full circle from the frontage of the building. At the rear we step into the 'hub' of this home! A newer addition providing a modern feeling living, dining family space, this 'L' shaped room measures over 23.ft and is designed around family life. French doors open to the garden whilst two large windows illuminate the room. A fireplace features in the sitting area whilst from the dining space we step into the kitchen/breakfast room which has been recently re-fitted boasting a modern range of units and appliances. A window looks onto the garden and a door opens to the same. On the first floor we step onto the impressive landing where doors open to three exceptional double bedrooms. The master bedroom measures over 18 ft and enjoys a feature fire with storage beside, bedroom two boasts a dual aspect filling the room with light whilst bedroom three is set to the rear enjoying the quiet on that side of the house. The bathroom is found at the head of the stairs comprising a bath, w/c, wash basin and walk in double width shower. Completing the accommodation we find the vast attic room which spans the original building offering over 30.ft of space. Two Dormer windows look to the rear whilst impressive exposed timbers line the ceiling.









Outside

Approaching from Earsham Street we access the property via the front door whilst gated access leads through a private passage way to the left of the property which opens to the initial courtyard area and our vendors preferred entrance at the side of the home. The courtyard provides a superb seating area that takes in the fantastic view of the gardens, French doors open from the sitting room whilst a door also leads off the kitchen making this the perfect spot when entertaining. A brick and flint wall is a feature around the entire garden. Steps rise passing the first raised bed which is brimming with colour, scent and life from the first two of a selection of nature ponds. On our left we find a brick garden store, large workshop and studio space offering superb working areas. A path steps across the lawn in the centre of the garden where a range of well stocked flower beds frame the space. A variety of seating areas include a large timber bench with pergola style roof ideally set to enjoy the view and southerly aspect of the garden. Steps rise to an upper terrace where a green house is in situ. Below ground a WW2 bomb shelter features and as we step over this we find a most discreet shaded seating spot all again framed with stocked flower beds. A gate from here opens to the Castle Orchard and leads to the Castle Grounds as well as the adjacent garage and parking our vendors currently rent.

Location

The property occupies a central position situated in the heart of the vibrant market town of Bungay providing superb access to all amenities. Bungay offers a good range of all the necessary shops, schools, restaurants as well as the much respected Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool, gym and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss is 19 miles distant and provides another mainline link to London Liverpool Street (1hr 30mins). The un-spoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

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

Mains Electricity.
Mains Water.
Mains Drainage.
Gas Fired Central Heating.
Energy Rating: TBA

Local Authority:

East Suffolk Council
Tax Band: D
Postcode: NR35 1AF

Tenure

Vacant possession of the freehold will be given upon completion. Grade II Listed Building.

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.

Guide Price: £450,000



TOTAL FLOOR AREA : 2714 sq.ft. (252.2 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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Offices throughout Norfolk & Suffolk:

Beccles	01502 710180
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Loddon	01508 521110
Halesworth	01986 888205

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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