



*Upper Olland Street,
Bungay, Suffolk*



**MUSKER
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ESTATE AGENTS



Beccles - 6.1 miles
Norwich - 15.4 miles
Southwold - 16.7 miles

An exciting opportunity to acquire this elegant Grade II Listed home located in the heart of the popular Norfolk /Suffolk border town of Bungay. The property built in the 1740's with later additions offers the perfect balance of character and charm married with practical living space of over 3000 sq ft. The property offers the ability to serve as two individual dwellings whilst interlinking ground and first floor doors allow the space to serve as one, presenting a superb opportunity for an annexe, guest accommodation or rental income. Outside ample off- road parking and beautiful landscaped gardens complement the property. Whilst inside a total of seven bedrooms over two floors, coupled with five wonderful reception rooms are connected by grand hallways and landings, this impressive home has so much to offer.



The Main House

Stepping into this elegant Grade II listed property we are welcomed through the front door into the reception hallway where the grandeur that flows throughout is instantly apparent. Diamond chequered tiles line the floor of the hall whilst our eye is drawn to the fan light window that frames a view of the impressive staircase. Doors to either side open to our first two reception rooms and at the foot of the stairs we find the interlinking doors leading to number 23. Set to the front of the property we find the drawing room, sash windows to two aspects fill the room with a stunning natural light whilst half height shutters allow for privacy in the room. A timber mantel piece frames the open fire providing a cosy focal point. Across the hall we find the sitting room which serves as a snug, evening room and library for our current vendors. An open fire warms the room and a window looks onto the front garden. A second door opens to the rear hallway which is equally as impressive as the entrance. A door opens to the gardens with a stunning arched window above that spans the height of the first floor passing through the galleried landing and filling both the hall way and grand landing area with light. At the head of the hall we step into the true 'hub' of this home, the kitchen/breakfast room and family/dining room seamlessly flow open plan providing the perfect space for modern family life and entertaining. The kitchen is fitted with a range of hand made wall and base units that contrast against the solid wooden work surfaces. An 'Aga' takes centre stage and offers a delightful and practical feature to the kitchen. Two windows fill the room with natural light and two large pantry style cupboards offer additional storage. Tiled flooring complements the space and flows through to both the utility and the family/dining area. The family room enjoys a vista of the beautiful gardens with French doors leading onto the patio. Inside a vaulted ceiling exposes the modern yet sympathetic timbers whilst two velux windows add to the light ambiance of the room. The utility gives home to our laundry appliances and opens to the ground floor lavatory. Back in the hall we climb the stairs to the most impressive split, galleried landing. Light from the full height window pours into the space. Set to the front of the property we find a linking door to number 23 before stepping into the master bedroom, which offers a grand space in keeping with the home enjoying dual aspect windows and fitted wardrobes, on the opposite side of the landing the second first floor room offers a superbly proportioned double which sits adjacent to the shower/dressing room ideally lending the two spaces to become one (stpp) and form a delightful master or guest suite. The main bathroom is set opposite and is fitted with a contemporary white bathroom suite. The second stair case rises to the second floor where a further delightful landing welcomes us. From the landing we find 2 further bedrooms and a shower room. The second bedroom is currently used as a study and leads to a final bedroom on this level.





The Cottage

Number 23 is an attractive cottage linked to number 21 whilst offering the ability to serve as a completely separate dwelling if required. Enjoying its own front door from Upper Olland Street we are welcomed into a generous sitting room, where the subtle differences are noted in the period between here and next door. A delightful parquet floor lines the room and a feature fire offers a cosy focal point. A door opens to the kitchen breakfast room where again a hand made range of units offer excellent storage and working space. Space is made for informal dining whilst at the rear of the house we find a delightful garden room which offers space for formal dining if needed. A wood burning stove is fitted to warm the Suffolk paments underfoot. French doors open to the courtyard area. Back in the kitchen our stairs rise to the first floor where we find a large double bedroom and the bathroom. The bedroom is of exceptional proportions and boasts fitted storage whilst over the landing the bathroom enjoys a modern suite offering a bath with shower over, wash basin and w/c. Completing the accommodation the final bedroom is set on the second floor and offers a generous single or small double bedroom space.

Gardens and Grounds

Wrought iron gates open to an extensive gravelled driveway which provides ample of parking for 3/4 vehicles. The charming frontage is dressed with climbing roses that fill the space with colour and scent whilst a variety of low lying beds and an established tree offer all year round greenery. The main house is built at a right angle to Upper Olland Street and therefore retains a great deal of privacy, with only the drawing room facing the road. An iron gate from the driveway leads us through to the rear garden, which is beautifully landscaped, mainly laid to lawn the space is framed by border beds and an attractive red brick wall. A variety of mature plants, trees and shrubs feature throughout the garden, and a terrace area shaded by a willow weave fence provides an ideal spot for outdoor entertaining. French doors lead from the Family Room into the garden from number 21 allowing the the internal and external space to flow as one whilst from 23 French doors step out to a small patio area which opens to the gardens of the main house whilst offering the space to separate and create a private courtyard to the cottage if required.

Location

This property is located in the historic heart of the vibrant market town of Bungay, offering access to the River Waveney and protected open green spaces that surround this charming Town. Bungay offers a good range of all amenities and shops, schools, health centre, library, restaurants, cafes and delicatessens, along with The Fisher Theatre (now showing films) and leisure facilities including Waveney Leisure Centre (gym and indoor swimming pool) and Golf & Tennis 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 provides another mainline link to London and is 19 miles distance. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.





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

All mains connected. Gas Fired Central Heating.
Energy Rating: E (individual certificates)
The two properties have separate utilities and are held under two separate Land Registry Titles

Local Authority

East Suffolk Council, Tax Bands:
21 Upper Olland Street-E
23 Upper Olland Street-B
Postcode: NR35 1BE

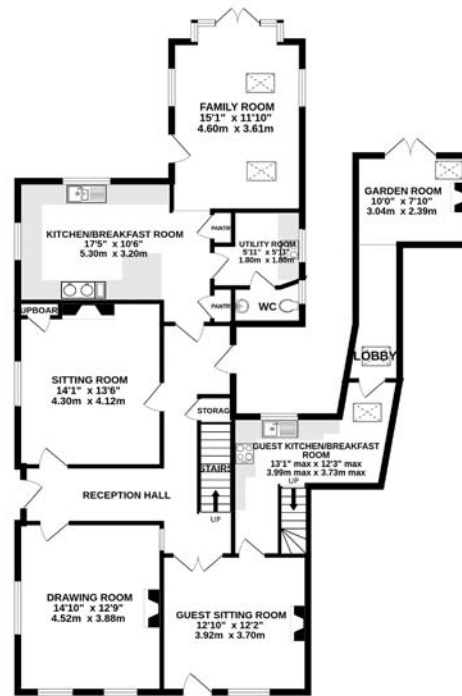
Agents Note

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
1407 sq.ft. (130.7 sq.m.) approx.



1ST FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



2ND FLOOR
717 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 3181 sq.ft. (295.5 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Norwich City Centre 01603 859343
Diss 01379 644822
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Beccles 01502 710180
Halesworth 01986 888205
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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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