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Bridge Street,
Bungay, Suffolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

An exciting opportunity to purchase this charming Grade II listed family home and separate Annexe. Steeped in history and superbly situated in the centre of the Norfolk/Suffolk border town of Bungay whilst enjoying a beautifully stocked cottage garden which is set alongside the banks of the River Waveney, enjoying open views and access to the river itself. The property has undergone sympathetic yet innovative restoration over the years which now provides extensive, versatile family accommodation with the added benefit of the detached Annexe. Outside the cottage gardens offer a river vista with the added benefit of off road parking. Viewing is essential to fully appreciate the history, space and standard on offer.

Main Accommodation & Property comprises briefly:

- 20.ft Sitting Room • Dining Room • Garden Room
- Kitchen & Walk-In-Pantry • Landing/Study Area
- Two First Floor Bedrooms (One with En-Suite)
- Upper Floor Bedroom with En-Suite
- Charming Cottage Gardens with River Frontage
- Off Road Parking

Annexe Accommodation comprises:

- Kitchen Dining Room • Sitting Room (first floor)
- Bedroom (first floor) • Bathroom (first floor)
- Courtyard Garden

Property

Entering the property at the rear in true 'Suffolk' style, we are welcomed by the stunning garden room, where the unique character and attention to detail we find throughout this historic home are instantly apparent, a brick and pavement floor lines the space whilst our eye is drawn to the impressive grape vine which provides a delightful crop every year. This room has been hub for entertaining and leads seamlessly into the kitchen and gardens. Quarry tiled flooring lines the kitchen and flows through to both the dining room and walk-in-pantry. The kitchen itself is fitted with a vast range of hand made units that are complimented by solid wooden work surfaces. Painted exposed beams line the vaulted ceiling whilst the sink is set below a leaded window looking onto the garden. The dining room flows open plan from the kitchen and we pass the substantial pantry space. This delightful room was formally the smoke house and offers snippets of its history whilst providing a superb formal dining space. Set to the front of the property the sitting room has been opened into the original shop frontage to provide an exceptional living space. The original stairs wrap around the fireplace where we find a wood burning stove whilst a most discreet fitted lift provides inclusive access to the first floor. On the first floor the lift rises to a large landing/study area, formally a bedroom this room offers a versatile space that leads to both of the first floor bedrooms whilst stairs rise to the upper floor. The first of the bedrooms is a generous double set to the front aspect where we find the original staircase returning to the sitting room. At the rear the excellent master bedroom enjoys an en-suite bathroom and two windows looking onto the gardens and river beyond. On the upper floor we find an exceptional guest bedroom suite boasting superb proportions, a wealth of storage and a second en-suite shower room.







Outside

Approaching the property via Bridge Street we are greeted by this striking home where the original front door and historic shop front lead from directly from the pavement. In 'true' Suffolk style our vendors enter via the rear where a right of way over the adjoining driveway leads us to a personal gate entering the garden and at the rear double gates provide vehicular access to the parking area. At the rear the garden is a wonder with various areas of paving that weave through the well stocked cottage style beds enjoying colour and scent at every step. From the main courtyard we enter the property via the garden room whilst part of the lower level of the barn that is now the annexe offer a large store room and wash room used by the main house. Following the path to the foot of the garden we find the off road parking area whilst stepping to the boundary we find the most peaceful seating area situated looking onto and giving direct access to the River Waveney. Outside the entrance to the annexe a generous courtyard offers a private garden should this be used a separate dwelling.



The Annexe

Situated in the grounds is this stunning red brick 'former' barn which has been lovingly converted to provide a separate dwelling. Stepping in on the ground floor we are welcomed by a surprising space that provides, living, dining and full kitchen facilities. A door enters from the main gardens whilst to the front a door leads out to the private courtyard space. Stairs rise from here to the first floor where we step into the sitting room or potential second bedroom depending on how one wishes to configure the space. Two windows take in the river views at the front and a vaulted ceiling adds to the space on the first floor. Stepping to the rear we pass the shower room before entering the double bedroom, windows to either side fill the room with light whilst an exposed brick wall offers a superb feature.

Location

This charming property sits footsteps from the historic Town Centre of Bungay whilst the garden opens to the banks of the River Waveney offering the best of both town & country living. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool 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 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

All mains connected. Gas fired central heating and hot water.

Energy Rating: TBC

Local Authority:

East Suffolk Council

Tax Band: A (Main House): A (Annexe)

Postcode: NR35 1HD

Tenure

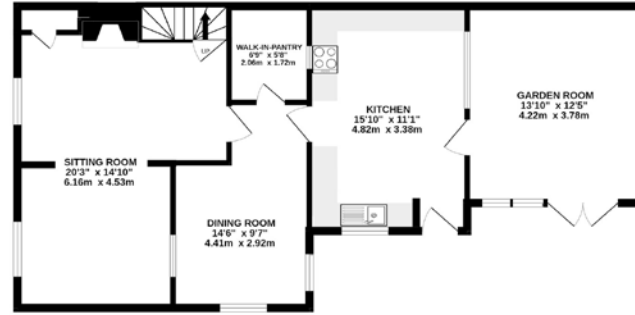
Vacant possession of the freehold will be given upon completion.

Agents' Note

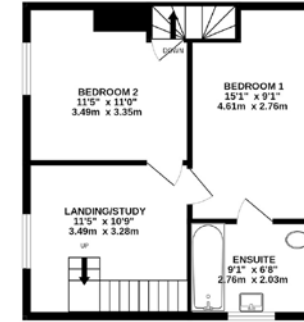
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £610,000

GROUND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.1 sq.m.) approx.

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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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