



Temple Bar,
Earsham, Bungay.



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ESTATE AGENTS

Bungay - 0.5 miles
Beccles - 6.8 miles
Norwich - 15.3 miles
Southwold & The Coast - 17.6 miles

Superbly situated on the Norfolk/Suffolk borders this delightful, four bedroom, detached family home sits between the village of Earsham and market town of Bungay. The property has recently undergone a variety of refurbishment and update works to include, air source heating, solar panels and a sewage treatment plant. Internally new kitchen, utility and bathrooms complement the home. Outside the superb plot extends to 0.5 Acres (stms) and offers a tranquil, private garden, ample off road parking and a garage. Viewing is essential to appreciate the space and location on offer.



Property

Entering Roaring Arch House via the front door we are welcomed by the most impressive hallway where the dog leg stair case rises to the first floor galleried landing and doors open to all of the main ground floor space. On our left we step into the sitting room where the feeling of modern space is coupled with an element of character from the imposing fireplace that houses the wood burning stove. Windows to three aspects take in the garden and valley views beyond whilst french doors open to the eastern aspect. Stepping through the hall we find the snug which currently which offers ample space to serve as a formal dining room if required, from here French doors lead out to the impressive covered terrace making this an ideal space for summer entertaining. Back in the hall we pass the large ground floor cloakroom and an internal stable door opens to the kitchen dining room. This room is centred around family living and at over 24,ft offers uncompromised space to dine and cook. The kitchen itself has recently been re-fitted and boasts and contemporary range of light coloured units that contrast with the work tops and wooden effect tiled flooring. A large island offers additional storage and working space whilst an integral double oven, hob and extractor feature. A ceramic sink sits below the window looking onto the rear gardens whilst two further windows in the dining area look onto the front aspect. From here a door opens to the separate utility room where space is made for the laundry appliances. The utility mirrors the finish in the kitchen and a door leads to outside. Climbing the stairs we step onto the galleried landing, this impressive space enjoys a sky light window over head and offers ample room to act as a study. Our first three bedrooms sit to the left of the stairs where we find two large double bedrooms, one set to the front and one to the rear. Bedroom four provides a good sized single room with a recess ideal for a wardrobe. Across the landing we find the family bathroom which is fitted with a modern white suite offering an oversized bath with shower and screen above. A vanity unit offers storage and incorporates the w/c and wash basin whilst a cupboard offers superb storage. Completing the accommodation the master bedroom is set alone and offers a superb space that benefits from an en-suite shower room. Again boasting modern fittings that include a corner shower,, w/c and wash basin this generous en-suite is a great addition to the house.







Garden & Grounds

Approaching Roaring Arch House from Temple Bar the initial shingle driveway leads to a five gate that opens to the impressive block paved frontage of the property where ample off road parking and turning lead to the detached single garage. A wealth of mature trees and established shrubs soften the space and bring colour and shade to the front of the house whilst a stepping stone path leads us to the front door. The garage is of brick and pitched tile roof construction in keeping with the house. To the front the grounds are laid to lawn and wrap around the eastern side of the house opening to the rear. At the rear a stunning covered terrace leads from both the French doors in the dining room and the utility, providing an exceptional spot for summer entertaining and taking in the garden and meadow views beyond. The rear garden is again laid to lawn framed with mature trees.

Location

This property is situated on the boundary of the rural yet accessible village of Earsham and popular market town of Bungay. Earsham is a peaceful rural village enjoying a village pub whilst a comfortable, scenic walk takes us to the market town of Bungay. 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) and an international airport. Diss provides another mainline link to London and is 19 miles distant. 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

Mains Electricity & Solar Panels.

Mains Water. Domestic Treatment Plant Drainage.

Air Source Heating & Hot Water System.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR35 2TA

Tenure

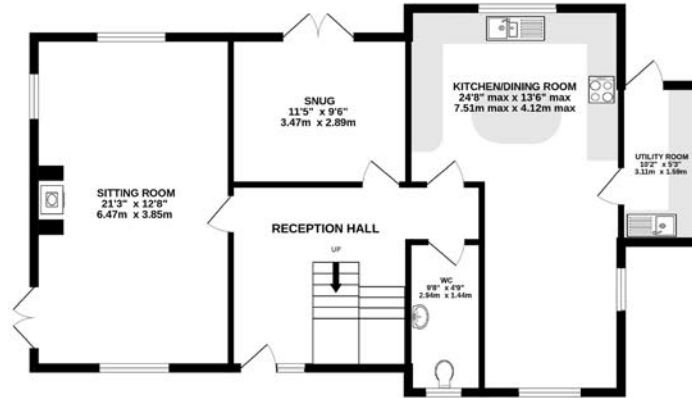
Vacant possession of the freehold will be given upon completion.

Agents' Note

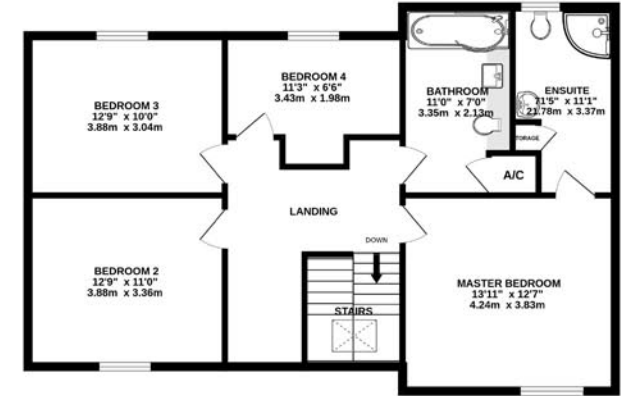
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not. The property was subject to flooding in 2020. All damage has been fully rectified and measures by the environment agency to mitigate are now in place.

Guide Price: £595,000

GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 1742 sq.ft. (161.8 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:

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Norwich 01603 859343
Harleston 01379 882535
Loddon 01508 521110
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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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk