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Marsh View Farm,
Henstead, Beccles.

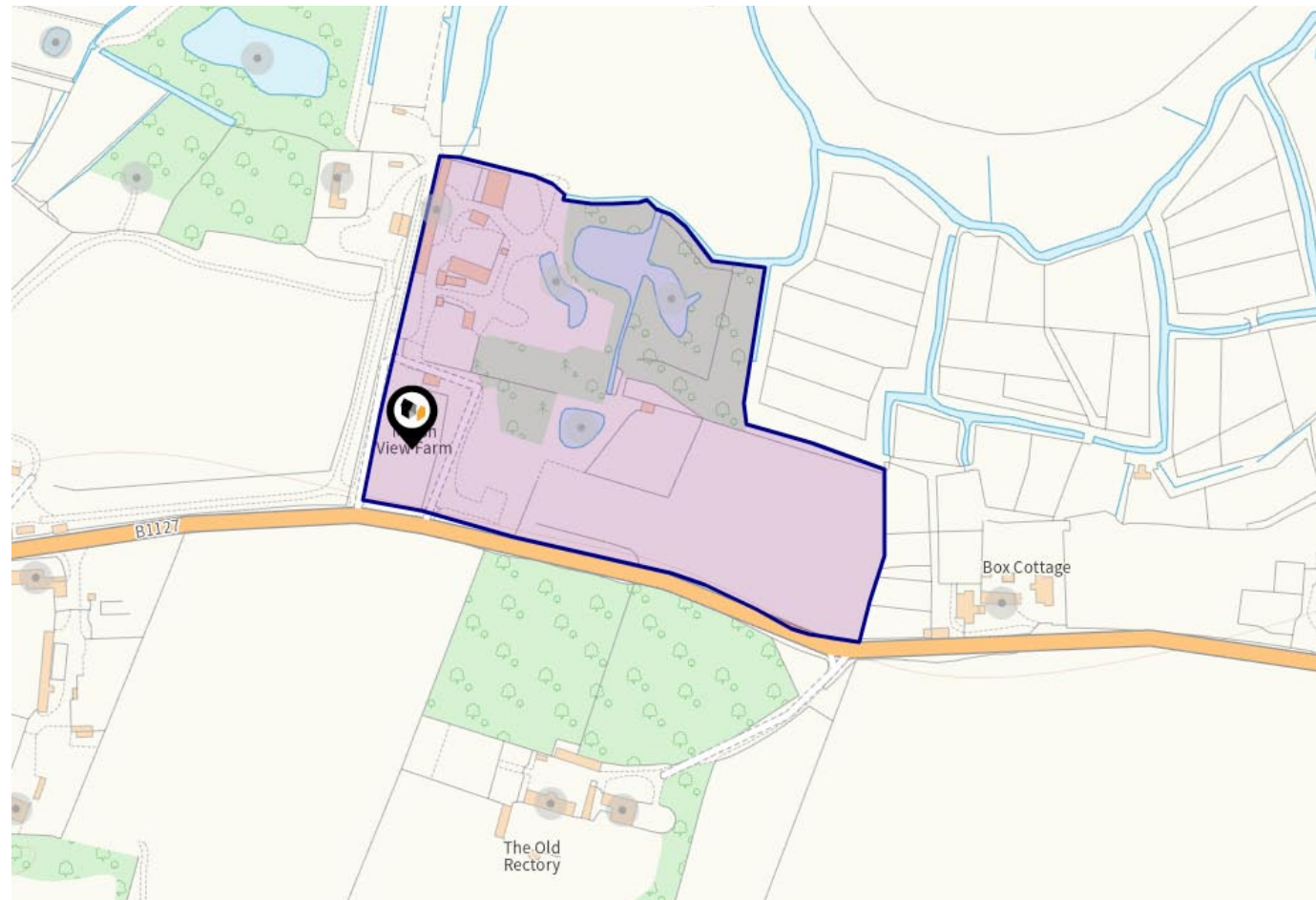
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ESTATE AGENTS



Beccles - 4.8 miles
Southwold & The Coast - 6.7 miles
Norwich City - 25.6 miles

Live, Work & Play!! 11 Acres, Modern Three Bedroom Detached Bungalow, Detached One Bedroom Annexe, Stables, 1 Acre Yard, Workshops, Woodland, Ponds & Stunning Views. A fantastic opportunity to purchase this versatile site ideally suited to mix business & pleasure. Formerly run, making the most of the land and surroundings, Marsh View has now been enjoyed as a private residence by the current owners for the last 15 years, in which time they have cared for the land and created a haven for nature that offers the most stunning setting. The large bungalow sits within its formal gardens as does the annexe, whilst both enjoy views onto the surrounding land. The yard is set to the foot of the site, posing a superb opportunity to again run a business on site, viewing is the only way to fully appreciate all that is on offer.



Marsh View

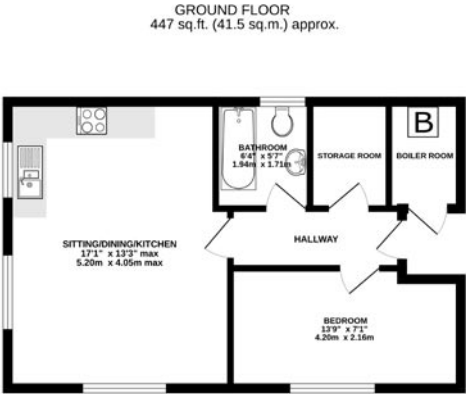
Entering Marsh View Farm via the five-bar gate, the main residence is set to the front of the site where we are greeted by the extensive parking area, which leads to the double-width and depth open fronted garage. Whilst access to both the front and the rear of the bungalow leads from the same. Stepping into the bungalow, the feeling of space and light that flows through the home is instantly apparent. Set to the left we find the bedrooms and cloakroom, and to the right the living areas look over the formal gardens. Stepping to the right we flow open plan into the superb living room which enjoys a triple aspect looking onto the gardens and land beyond. A feature fireplace houses the wood burner and adds a cosy focal point to this otherwise bright open room. Stepping through the hall we enter the kitchen which again enjoys a garden view and flows open plan to the dining room. the kitchen is fitted with a modern range of wall and base units that are set against contrasting work surfaces and tiled flooring. Integrated appliances and a range style cooker are found. At the rear a door opens to the large utility/laundry room which then leads into the rear entrance porch. returning to the hallway we find the spacious bathroom at the head of the hall, fitted with a modern white suite comprising a bath and separate shower we find the wash basin and w/c set to a large vanity unit. The three bedrooms are set adjacent to one another and all offer exceptional double bedroom proportions. The master is set adjacent to the bathroom, whilst bedroom two set to the middle offers a fitted wardrobe and bedroom three set to the front of the property boasts a dual aspect. The cloakroom is fitted again with modern sanitary ware with a w/c and wash basin set in a vanity unit. This completes the main accommodation.





The Annexe

Set between the main residence and the yard, workshop & stables, we find the detached annexe enjoying its own designated yet open garden plot. This brick-built bungalow offers a range of uses and is currently not registered for council tax but has been assigned a property reference number in readiness, depending on a purchaser's intended use. Internally, we find a large double bedroom, bathroom and superb open plan living, dining and kitchen area. A large walk-in store room is also found off the hall, and externally, the boiler room houses the oil-fired boiler. This fantastic property would make an ideal holiday let (stpp) in delightful surroundings or simply serve as excellent secondary accommodation.



TOTAL FLOOR AREA - 447 sq.ft. (41.5 sq.m.) approx.
All measurements are approximate and should not be relied upon for legal purposes. The actual area may vary slightly from the measurements given. The measurements are given for information only and do not constitute a guarantee of accuracy. The measurements are given for information only and do not constitute a guarantee of accuracy. The measurements are given for information only and do not constitute a guarantee of accuracy.



Gardens and Grounds

From the five bar gate we enter the site where the scale and potential are instantly apparent. To the front (south boundary) of the plot we find the main residence set in an acre of formal gardens, adjacent we find the double width and depth open-fronted garage. Adjacent to the garage we find one of the vehicular access points leading to the land and woodland. Following the drive toward the north of the site we pass the Annexe and continue to find the studio/office and stable block, where again vehicular access leads out to the land passing the ponds. At the foot of the drive a five bar gate opens to the yard. This area occupies approx 1 acre of the site, and we find the large workshop (1100 sq. ft) A variety of dilapidated barns/workshops remain on site, deliberately left by the vendors to maintain the footprint to aid in reconstructing these or future development potential. From the yard we again find an access point out to the land where the remaining acres boast a range of woodland surrounding the three main ponds the largest of these fed from a dyke that creates an island effect, following the walk ways through the woodland we find the land split into three main parcels, the first offers a field gate from the road for additional access, the second finds a large sided poly tunnel and the third being the largest extends to approximately 4 acres. The entire site offers superb privacy being screened with established, well-managed hedge rows whilst at the rear the boundaries remain open taking in the superb views of the Waveney valley.

Location

Henstead & Hulver are two sister villages situated in North Suffolk between the market town of Beccles and the heritage Suffolk Coastline running between Southwold & Kessingland. A wide range of amenities can be found in Beccles, which is a bustling market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. Beccles is located on the Waveney River, which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, whilst the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance. The city of Norwich boasts a wealth of entertainment, shopping & dining. The expanding international Airport sits within an hours drive.





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

Oil Fired Central Heating

Mains Water

Private Drainage

Mains Electricity

EPC Rating 'Marsh View' : D

EPC Rating 'Annexe' : F

Local Authority

East Suffolk Council

Tax Band: D

Postcode: NR34 7LA

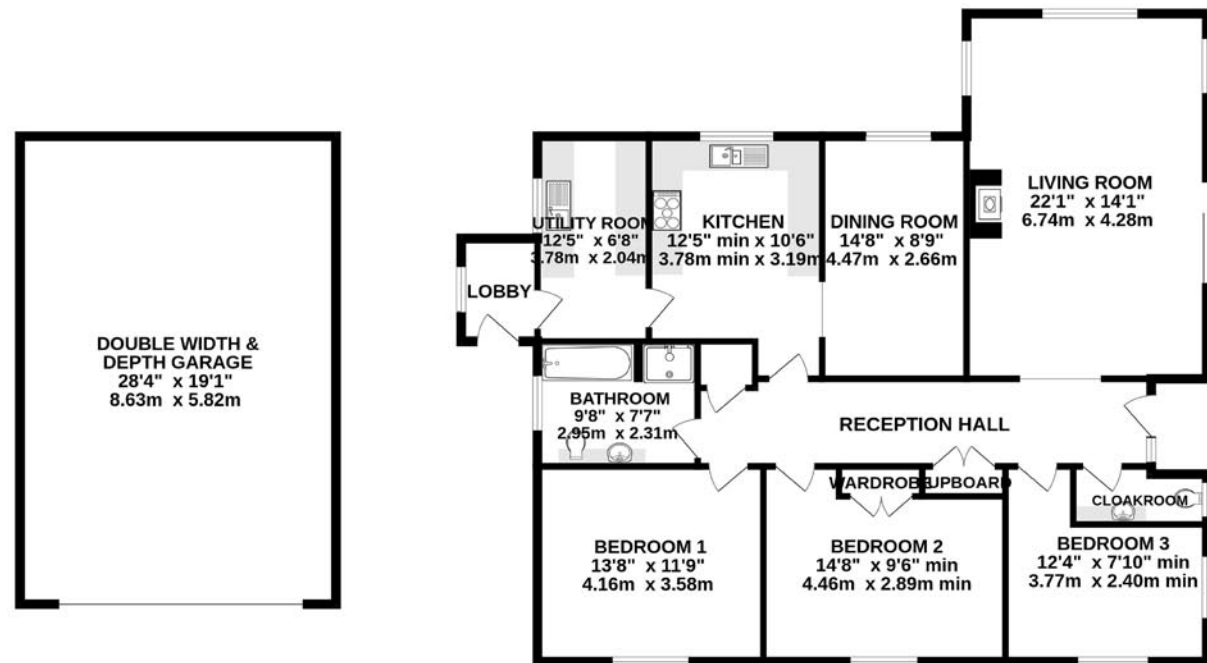
Agents Note

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 1938 sq.ft. (180.1 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.1 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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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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