

**DARBY
&
LIFFEN**

42 Bells Road
Great Yarmouth, Norfolk, NR31 6AN

Tel: 01493 600411
Fax: 01493 600611
Email: info@darbyandliffeneia.co.uk
www.darbyandliffeneia.co.uk



**** Guide Price £1,000,000 - £1,100,000 **** This Grade II listed imposing and impressive detached residence boasts several acres of beautiful parkland/woodland private gardens and has been sympathetically renovated by the current owners, however retaining many of its lovely original period features. These extensive works include renovation works to the roof, re-plastering, re-wiring and replacement of many of the sash windows. The property also offers Hamilton House, a self-contained 2 Bedroom adjoining property / annexe. The house is approached via a long sweeping tarmac driveway giving access to a detached coach house currently being used as a garage and large workshop / studio. Other benefits include oil fired central heating, there is a comprehensive security CCTV system. The beautiful extensive grounds offer lovely mature woodland walks, there is an orchard and vegetable garden, large glass house and several out buildings. Accommodation comprises of a spacious Reception Hallway, cloakroom/ WC, 2 good size reception rooms both with attractive period fireplaces, Kitchen / Breakfast Room with hand crafted oak units, Utility Room, cellar ideal as a wine store, 4-6 Bedrooms, Family Bathroom / Shower Room. Hamilton House comprises of Entrance Hallway, Lounge, Kitchen / Breakfast Room, 2 Bedrooms, Bathroom. The Old Rectory occupies a wonderful position with lovely tree filled surroundings. Only yards a way from the imposing English Heritage site of the stone wall remains of Burgh Castle, the Roman Fort Garannonum which was built in the 3rd century as a defence for the Saxon Shore, widely regarded to be the best preserved Roman Monument in East Anglia.

The Old Rectory Church Road
Burgh Castle, Great Yarmouth, NR31

£1,000,000

Via Portico Entrance on Doric Columns

Reception Hallway 23' 0" x 11' 7" (7.01m x 3.53m)

Impressive lovely size reception hallway with double doors to front, sash window, wall mounted air conditioning / heating unit, radiator, original coving, picture rail to walls, door giving access to cellar, feature curved staircase to first floor, study area, gas wall light.

Cloakroom / WC

Situated on the half landing, white modern style suite comprising vanity wash basin, WC, sash window, radiator, dado rail to walls.

Main Reception Room 18' 7" x 15' 7" (5.66m x 4.75m)

Lovely period fireplace surround with marble insets and hearth, twin sash windows with original wooden shutters offering lovely garden views, double radiator, picture rails, original coving, centre ceiling plaster rose, extensive range of wall light points and gas wall light.

Dining / Second Sitting Room 18' 7" x 15' 7" (5.66m x 4.75m)

Lovely period fireplace with patterned tiled inserts, tiled hearth, sash window, double French doors with original wooden shutters offering lovely garden views, 2 double radiators, dado and picture rails, original coving, centre ceiling rose, extensive range of wall light points and gas wall light.

Kitchen / Breakfast Room 19' 7" x 11' 7" (5.96m x 3.53m)

Lovely size room with hand crafted solid oak wall and base units with large centre dresser unit, built in wine rack, tall pantry, cupboard unit, tiled splashback to walls, butler style inset sink, wide recess for cooking range with extractor fan over, tiled floor, large feature double glazed window offering lovely garden views, twin fan heaters, picture rail and original coving, recess housing American style fridge / freezer with water and ice dispenser, wall mounted security intercom, gas wall light.

Utility Room 13' 7" x 5' 7" (4.14m x 1.70m)

Plumbing for the washing machine, sash window, wood effect flooring, radiator, door to rear, feature arched folding door to hallway.

Cellar

Two rooms. Room 1 - 11' 3" x 7' 7" (3.43m x 2.31m) with fitted shelving. Ideal room storage, central area currently used as a wine storage area. Room 2 - 11' 3" x 8' 0" (3.43m x 2.44m) with stainless steel sink, electric consumer boxes and alarm system.

Gallery Style Landing

Lovely feature curved stairwell, wide decorative coving, dado rail to walls, double radiator, wall mounted air conditioning / heating unit, security entry intercom, door giving access to adjoining separate annexe.

Bedroom 1 15' 3" x 13' 3" (4.64m x 4.04m)

Sash window offering lovely garden views, decorative coving, dado rail, double radiator.

Bedroom 2 15' 3" x 12' 7" (4.64m x 3.83m)

Twin sash windows, 2 double radiators, wood effect wall panelling to 3 walls.

Bedroom 3 15' 3" x 11' 7" (4.64m x 3.53m)

Another lovely size bedroom recently been redecorated and recarpeted. Sash window, 2 double radiators, dado rail to walls.

Bedroom 4 14' 0" x 11' 7" (4.26m x 3.53m)

Good size fourth bedroom with built-in cupboard housing the water cylinder, sash window, dado rail to walls, radiator, loft access.

Bathroom

Spacious bathroom comprising of wood panelled bath, separate tiled shower cubicle, wall mounted shower, WC, bidet, wash basin, wood effect flooring, double radiator, sash window, coving, shaving point, tiled up to half of wall height.

Hamilton House / Adjoining Annexe

Via Portico Entrance on Doric Columns

Hallway

Pamment floor tiles, double doors to front, radiator, sash window, double internal doors giving access to kitchen / diner.

Cloakroom / WC

White suite comprising WC, wash basin, permanent tiled

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



