THE
LARK
PARTNERSHIP

A MASTERPIECE OF DESIGN

Originally the Victorian hunting lodge of Flixton Hall constructed in 1837, this exceptional property has been sympathetically extended to provide an elegant, contemporary home that seamlessly combines the charm of its historic architecture with a modern aesthetic. In addition to the inspiring architecture, the owners have sourced many pieces from India and Thailand and created a completely unique home that is the ultimate blend of luxury and style with breathtaking views out over the River Waveney and the countryside beyond.

A door from the drive leads into the utility room and from there the sleek, elegant kitchen/breakfast room, with its brilliant white units, slow closing drawers, large island with induction hob, extractor fan and sink, integrated dishwasher, double oven, steam oven and microwave, coffee machine, waste disposal unit and boiling water tap. An immensely social space with plenty of storage it is the perfect marriage of clever design and practical style. Engineered dark wood floors with underfloor heating compliment the colour pallete and are found throughout the ground floor. A utility room leads off the kitchen and houses the washing machine and tumble dryer, there is also a useful door leading to the side of the property. The kitchen opens into the hallway with a curved open tread wooden staircase and glass balustrade rising to the first floor. There is also a small cloakroom. Leading off the hallway is the dining room, a flexible space used for entertaining and dinner parties.

The full splendour of this magnificent house is revealed with the huge open plan living space and cinema area, with its wall of glass and sliding doors on to the decking outside. With incredible views across the Waveney valley, this is a flexible space for everyday living, entertaining, watching TV, reading, socialising, relaxing and soaking up the peace and tranquillity of the garden and river beyond. There is more than enough room for comfy sofas, a table and chairs and the cinema zone. In summer, they slide back the doors to bring the outside in, but on colder days, the bioethanol fireplace creates a warm and cosy ambiance. A pair of large antique carved teak doors from India connect the drive with the decking and then on to the open plan living space. The internal doors are all reclaimed teak crafted in Thailand for the house and the entire interior is painted in gallery white, with a slate feature wall in the living area. An accessible double bedroom with en suite shower and steam room completes the ground floor accommodation.

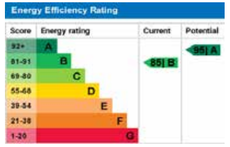
"Where Luxury and Elegance Redefine Living..."

The wooden staircase curves enticingly up to the generous landing flooded with natural light pouring through three windows. On this level, the elegant principal bedroom benefits from air conditioning and an en suite bathroom with hydrotherapy bath with a flat screen TV, walk in shower, double sinks, slate tiles, a dressing room and double doors which open out on to the south facing flat roof. If desired, this could easily be enhanced with a patio to take advantage of this sun-trap, ideal for enjoying breakfast or a coffee with the papers. There is another large double bedroom on this floor with an en suite shower room with porcelain metallic tiles and a striking rectangular counter top sink. Flooded with light, airy and spacious and incredibly stylish, this floor has the feeling of a luxury boutique hotel whilst retaining a welcoming and comfortable aura.

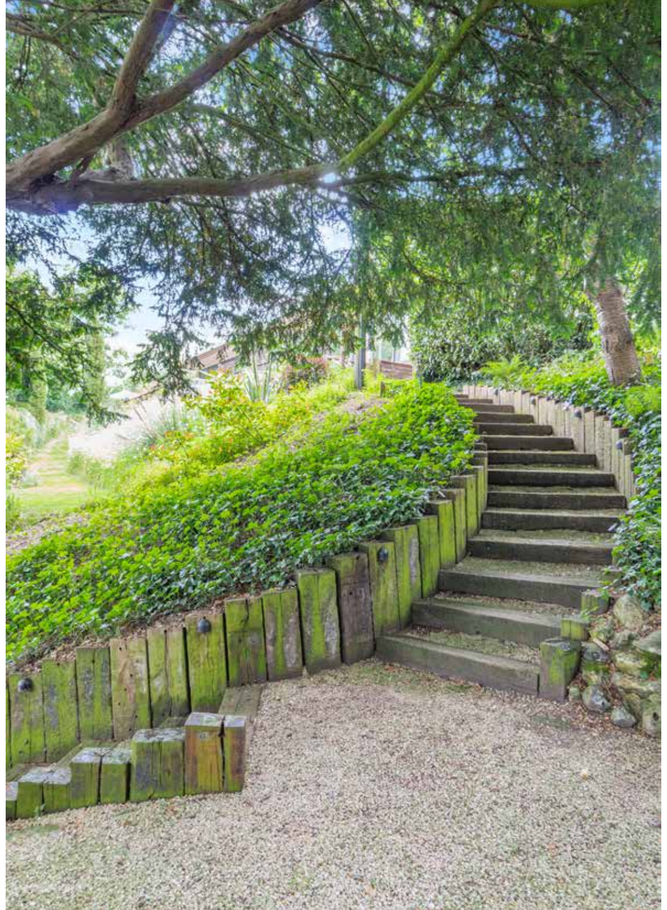
LOCATION

It takes a keen eye and a strong vision to create gardens which both blend with the landscape and stand out, but this is something which the owners have achieved to a remarkable degree. The house stands on a generous 0.75 of an acre plot. The decking to the rear gives way to a tiered bank planted up with wild flowers, dropping away to the river below. Clear and pellucid and often supporting wild watercress beds in the summer, the owners have fishing rights and steps down into the water make it ideal for canoeing, kayaking and swimming. There are several different levels connected by steps, a rill falling from the deck, a slate terrace, a pizza oven, fern garden and various seating areas with grassy walks and a canopy of trees. Tropical and semi-tropical planting adds to the holiday feel. To the right of the deck is a verdant and private lawn with a slate terrace and heated pool. A large outdoor raindrop shower with slate wall is perfect for a post-swim cool down. A Scandi-style home office with kitchenette and en suite shower room stands by the river and could equally be used as guest accommodation if required. The owners have hosted up to a hundred people and, with no near neighbours, it is the ideal party house.

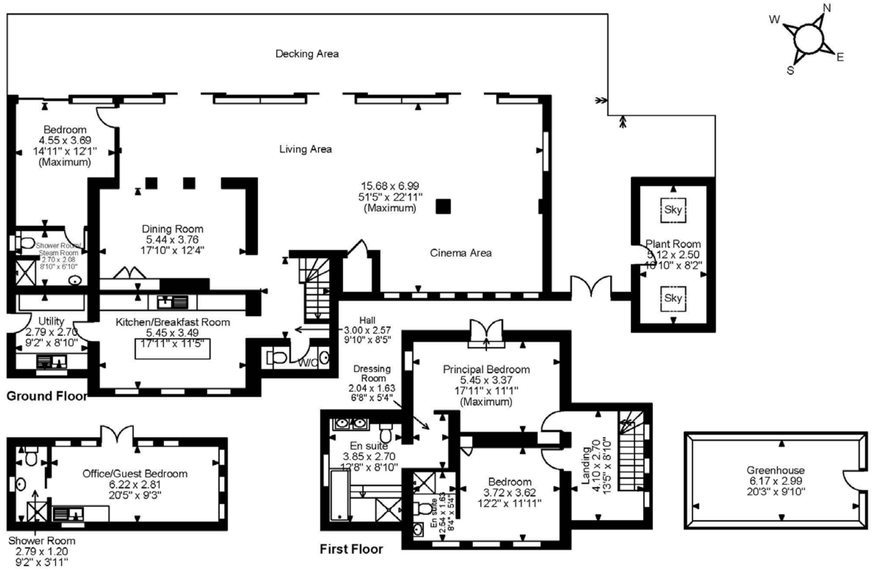
Nearby Beccles has good supermarkets and Bungay has a number of artisan and speciality shops. Harleston and Bungay are only a short drive away and the beautiful Sunshine Coast with its gracious resorts of Southwold, Aldeburgh and Walberswick is around twenty minutes away. Norwich is around a twenty five minute car journey. Secluded and gated with generous off-street parking, stunning grounds and a striking and versatile interior arranged over two floors, this incredibly unique home must be seen to be believed.



The Property Ombudsman



Approximate Gross Internal Area
Main House = 2545 Sq Ft/236 Sq M
Outbuildings = 565 Sq Ft/52 Sq M
Total = 3110 Sq Ft/288 Sq M



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KEY INFORMATION

LOCAL SCHOOLS:

- Earsham CE VA Primary School. 1.64 miles away, Rated Good
- Alburgh with Denton Church of England Primary, 2 miles away, Rated Good
- St Edmund's Catholic Primary School, 2.59 Miles away, Rated Good
- Bungay Primary School, 2.66 Miles away, Rated Good
- Bungay High School, 2.46 Miles away, Rated Good

LOCAL AUTHORITY:

East Suffolk Council
Council Tax Band E

TENURE:

Freehold

SERVICES:

Heating Type :	Ground Source Heat Pump
Electricity:	Mains
Water:	Mains
Sewerage:	Septic Tank
Internet Provider:	Plus Net; 27.1 MEG download, 2.71 MEGS upload

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