



# GOLDINGS FARM EAST

SMITHS ROAD, SOTTURLEY, BIGGLES, NE54 7NP

## Goldings Farm East is part of a beautiful former Georgian farmhouse, situated in Suffolks picturesque countryside.

Set within the highly regarded Sotterley Estate, this well renovated home offers an exceptional blend of character, space and modern comfort, all complemented by far reaching rural views.

Believed to date back to around 1760, the property occupies the principal Eastern section of this attractive period home on the edge of the Sotterley Estate. It retains classic Georgian features, including high ceilings and sash windows.

The ground floor provides a generous layout, ideal for both everyday living and entertaining. A welcoming entrance hall leads through to a spacious living room, enjoying an abundance of natural light and double doors into the rear garden. The well-appointed kitchen offers ample workspace and storage, with direct access to a separate utility room for added practicality. A versatile study provides the perfect space for home working or could serve as an additional reception room if required.

Upstairs, the property continues to impress with generous

accommodation throughout. The principal bedroom is a standout feature, offering excellent space along with an en-suite shower room. Two further bedrooms are served by a family bathroom, creating a comfortable and flexible arrangement. The accommodation is completed with plenty of storage, ground floor W/C and cellar.

Externally, the property benefits from a garage and additional garden store. The setting is a true highlight, with uninterrupted views and a tucked away location.

### SERVICES

Mains electric, water and sewerage. Biomass heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

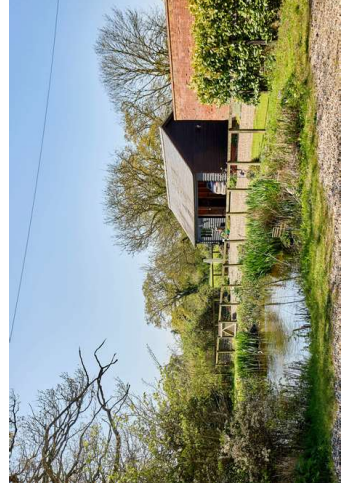
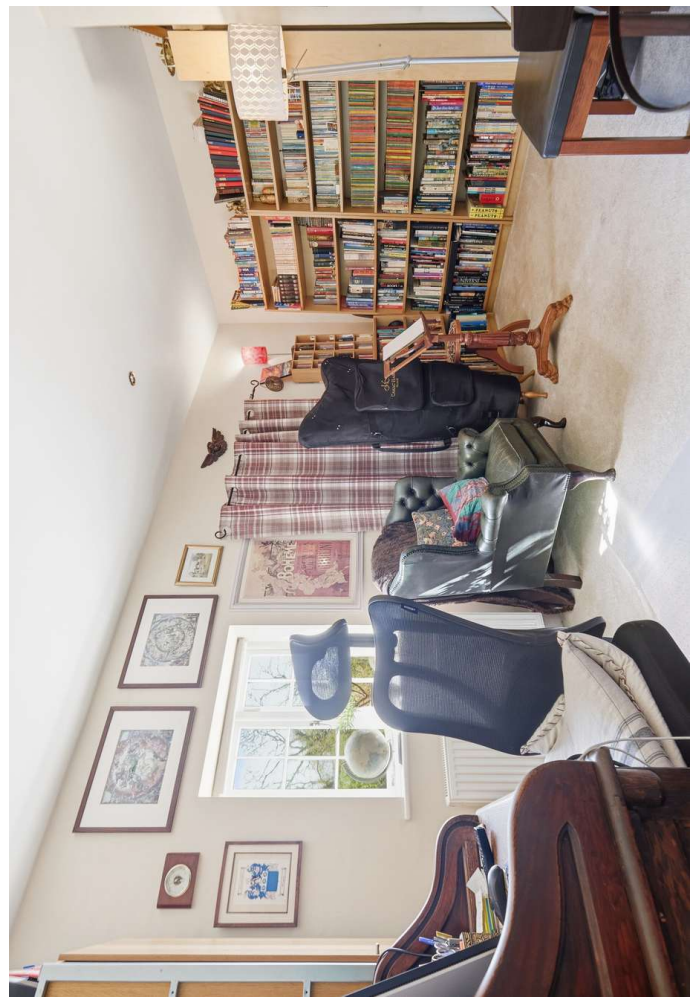
### LOCAL AUTHORITY

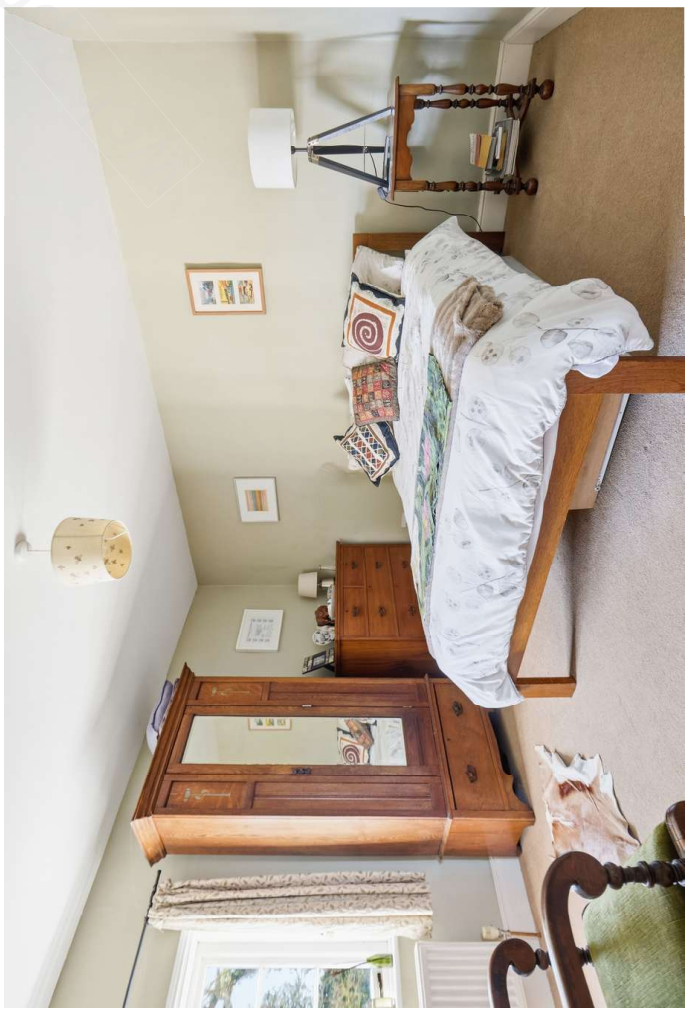
East Suffolk Council. Band D

### EPC-D



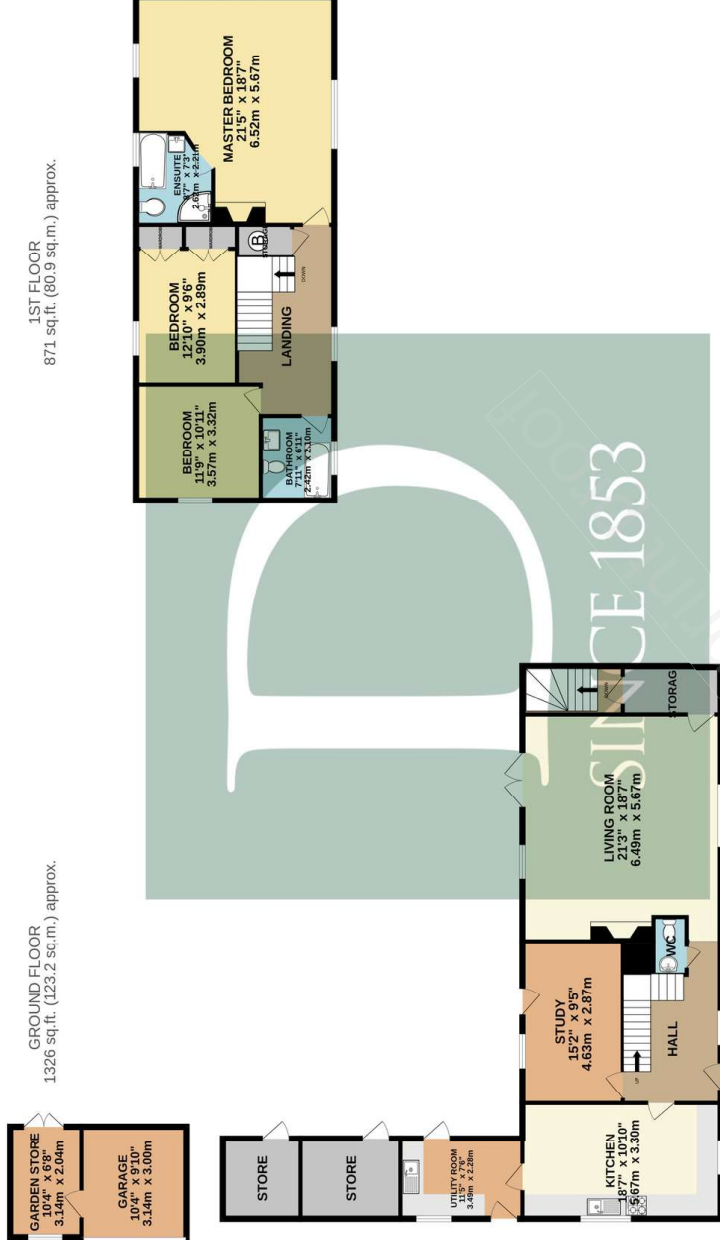
NO ONWARD  
CHAIN







## FLOOR PLAN



TOTAL FLOOR AREA: 2197 sq.ft. (204.1 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 accuracy of the measurements has not been tested and no guarantee as to their operability or efficiency can be given.

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