



Topcroft Street, Topcroft - NR35 2BL

**STARKINGS
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HYBRID ESTATE AGENTS



Topcroft Street

Topcroft, Bungay

A wonderful opportunity to purchase an HISTORIC GRADE II LISTED property dating back over 500 years, located in the SOUGHT AFTER VILLAGE of Topcroft only 12 miles from the centre of Norwich with it's cultural attractions and modern developments. The property has all it's ORIGINAL PERIOD FEATURES with some superb examples of oak beams. The house comprises; THREE DOUBLE BEDROOMS and TWO BATHROOMS with plumbing in place for a third en-suite if required arranged over two floors. On the ground floor you will also find a SITTING ROOM and DINING ROOM with the benefit of a wonderful INGLENOK FIREPLACE as well as a SUNROOM/STUDY and UTILITY ROOM in addition to the KITCHEN/BREAKFAST ROOM. The internal accommodation extends to approximately 1900 SQFT with plenty of potential for further improvement if required including re-decoration and cosmetic updates. Externally you will find a STUNNING PLOT of 0.82 ACRES (stms) in total, mostly laid to lawn with Large DETACHED GARAGE, multiple OUTBUILDINGS including WORKSHOP and LOGSTORE as well as an HOME OFFICE.



Beyond the boundary are wonderful far reaching open fields creating a sense of privacy with rural charm.

- Grade II Listed Period Cottage
- Believed To Dated Back To The 1500's
- Brimming With Period Features & Charm
- Over 1900 SQFT Internally (stms)
- Three Bedrooms, Two Bathrooms & Dressing Room Arranged Over Two Floors
- Two Receptions & Kitchen/Breakfast Room With Inglenook Fireplaces
- Stunning Plot Of 0.82 Acres (stms) Backing Onto Open Fields
- Newly Built Double Garage & Range Of Further Outbuildings

Council Tax band: E

Tenure: Freehold

Topcroft is a rural village in South Norfolk which has a thriving community. The larger village of Hempnall lies approximately 1.5 miles away and has a public house, village school and village shop/post office. The charming Waveney Valley market town of Bungay is about 3 miles to the south and has good local amenities. Norwich, the regional centre is about 12 miles to the north, and offers excellent shopping and schooling, and also has an airport catering for both domestic and international destinations.



There is also a main line railway station at Diss (15 miles) with a direct service to London Liverpool Street of approximately 90 minutes. The picturesque coastal town of Southwold is just 25 miles to the East.

SETTING THE SCENE

Approached from a quiet road up a long gravel drive, iron gate and estate iron fencing parking. Through the gate to parking for several cars on the large shingled driveway. The main entrance door can be found to the front of the house and driveway also gives way to the recently built detached double garage.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a small lobby with stairs ahead to the first floor. To the right is a large 'unfitted' kitchen/breakfast room with a double range cooker. There is a 19th century dairy unit with a marble top (from an old dairy), oak flooring and superb original oak beams. There is plenty of space for a large table as well as a door into a pantry cupboard. The utility space/secondary kitchen area is found adjacent with fitted units, sink, plumbing for washing machine/dishwasher as well as space for a large fridge/freezer. The sunroom/study to the rear offers stable doors to garden and a door into the modern upgraded shower room with walk in shower, hand wash basin and WC. Heading to the left of the entrance lobby, a very attractive sitting room with an inglenook fireplace with bread oven and woodburner can be found. Extensive original beams and timbers lead into the dining room with French doors to garden. Steps lead from the dining area to a a very flexible room currently used as a ground floor bedroom with double doors onto the rear garden. There is a door to potential en-suite bathroom with plumbing in place for bath, basin, pedestal, w/c and a door beyond to the boiler room. Stairs lead up to the first floor landing from the entrance lobby. Off the landing and to the right is a wonderful master bedroom with fireplace, exposed beams and timbers.

From the bedroom into a feature en-suite with free standing bath and shower over with a w/c and hand wash basin. A lovely period door leads through to a very useful dressing room. From the landing, heading to the left is a further double bedroom with exposed timbers and beams, as well as a door to a potential en-suite cloakroom with plumbing already in place. All the bedrooms have far reaching countryside views.

FIND US

Postcode : NR35 2BL

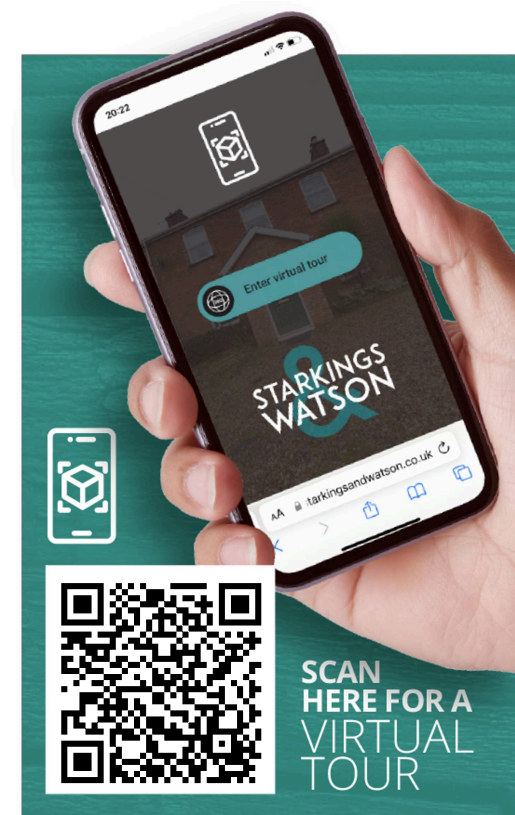
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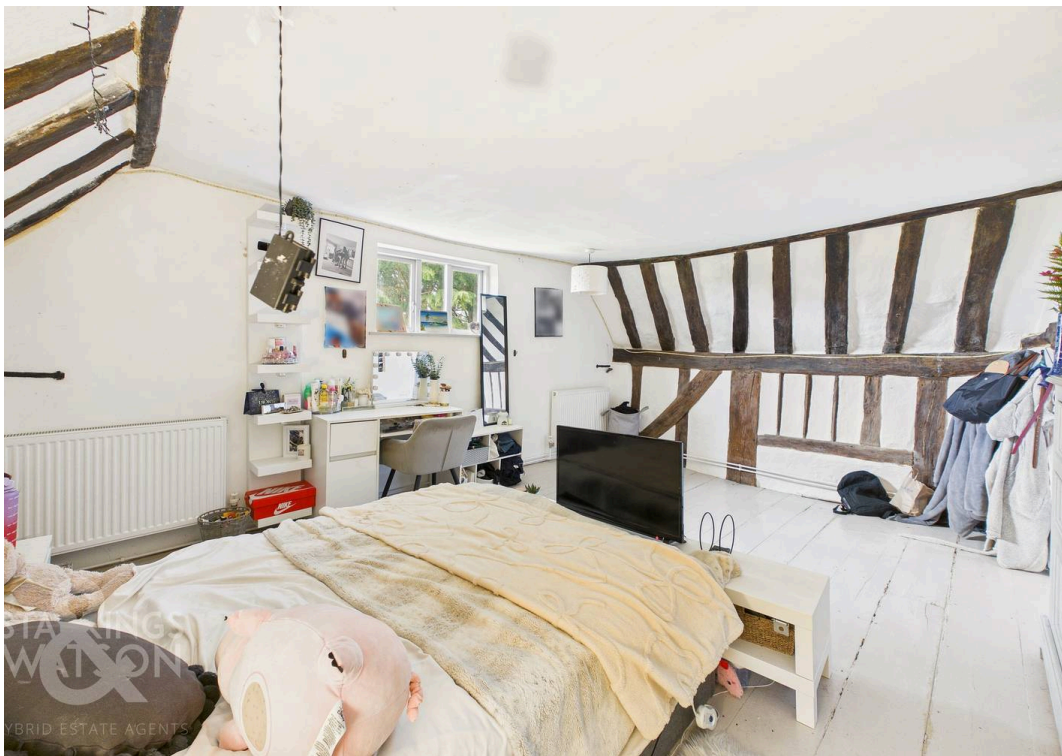
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised of the following detail. The property is Grade II Listed and thatched. The driveway is partly shared with the neighbouring house. Drainage is via a septic tank with central heating providing by oil.





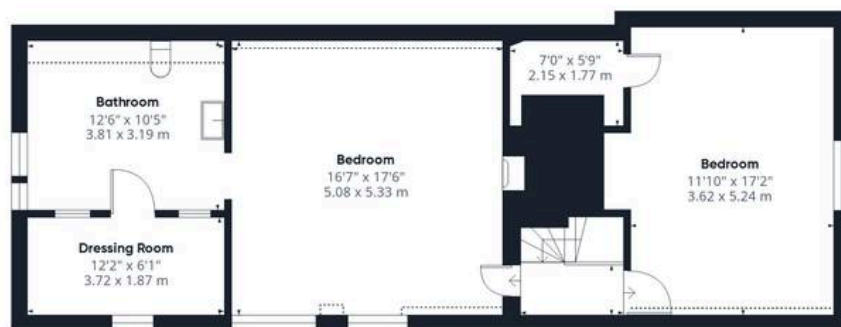
THE GREAT OUTDOORS

The gardens surround the property approaching 1 acre measuring 0.82 Acres (stms). The plot is well fenced and completely private mostly laid to lawn with a variety of mature trees, shrubs and hedging as well as climbing rose bushes, and a large pond. You will find a large purpose built double garage with power and light as well as a range of further outbuildings including a workshop, log store and home office.

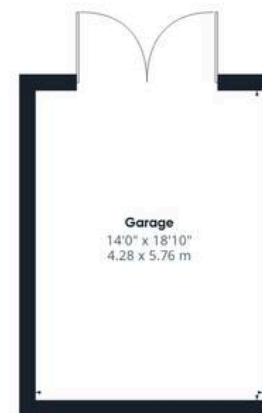




Ground Floor Building 1



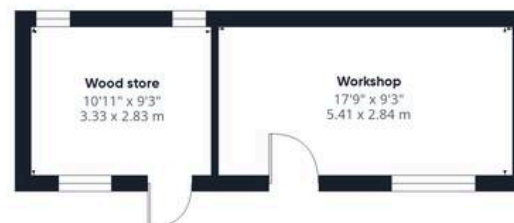
Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

2613 ft²
242.9 m²

Reduced headroom

47 ft²
4.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.