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Pond Farm,
Seething, Norfolk

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Situated in the heart of the popular South Norfolk Village of Seething and set centrally to its third of an acre plot, Pond Farm provides the perfect coupling of modern living with 16th Century grandeur and charm. This Grade II Listed property, enjoyed by the current owners for over two decades has undergone an extensive yet sympathetic refurbishment and now provides a spacious home designed around family life and entertaining alike. Outside the stunning grounds echo the attention to detail and enjoys the vista onto the village pond. Extensive parking, a double garage and home gym/games room compliment the site. Inspection by viewing is the only way to fully appreciate this wonderful home.

Pond Farm comprises briefly of:

- Entrance Hall • Living Room • Formal Dining Room
- Open-Plan Kitchen/Breakfast Room • Utility/Pantry
- Shower Room • Laundry Room • Rear Lobby
- Master Bedroom with En-suite W/C
- Three Further Double Bedrooms (first floor)
- Family Bathroom • Attic Studio & Study
- Gym/Games Room • Ample Off Road Parking
- Double Garage • Stunning Grounds Front & Rear
- Approx. Plot 0.35 Acres (STS)



Gardens & Grounds

Approaching Pond Farm from Seething Street we pass the iron fencing that frames the front boundary of this imposing home. The driveway enjoys a view of the front gardens and leads to the side of the property where ample parking and a turning space opens to both the double garage and rear entrance lobby of the house. A path leads us to the front entrance whilst a gate opens to the rear where a brick path parts the well stocked flower beds and takes us on a journey around the gardens. The generous frontage offers the best spot to take in the vista of the pond opposite, a variety of trees and shrubs frame the view whilst the stocked borders fill the garden with colour and scent. At the rear the brick path leads us to both the personal door into the garage and current gym/games room, a versatile space ideal for leisure pursuits or a place to work from. At the rear of the house the extensive patio is framed with carefully selected planting. French doors in the rear lobby lead out to this perfect extension to the home when summer entertaining. The garden itself is laid to lawn whilst a delightful courtyard area is set to the rear boundary, framed with stocked, raised beds providing a tranquil spot to sit and relax.



The Property

Entering the property in true 'Norfolk style' we are welcomed by the rear entrance lobby that leads from the car parking area. The feeling of space and light that flow throughout the home are instantly apparent with French doors opening to the patio and filling the space with natural light. To our left we find the laundry room whilst stepping through the lobby we pass a walk-in pantry/utility area before entering the stunning kitchen/breakfast room. This vast room has been the hub of family life and entertaining for the current vendors. Windows to both the front and rear aspect enjoy the garden views whilst filling the room with light. To the front aspect a bespoke window seat matches the handmade kitchen units that line the room and provide a wealth of storage solutions. Timber work surfaces complement the units and a range style cooker takes centre stage. A butler style inset sink is set below the window that looks to the rear. From here we step into the main entrance hall, a superb space to formerly greet guests. A door to the rear opens to the shower room whilst we head through the house into the formal dining room. Here our eye is initially drawn to the large inglenook fireplace that houses the open fronted fire. As we look around the room stunning exposed beams feature, yet our attention is drawn to the front window that frames the perfect view of the garden and pond beyond. A door opens to an inner hallway where the stairs rise to the first floor which pass and head into the living room. This spacious room feels calm and cosy with a wood burning stove set to the red brick fireplace, again dual aspect windows enjoy the garden views. Climbing the stairs to the first floor the landing runs the length of the frontage with windows at every other pace looking onto the gardens and pond beyond. The master bedroom is set alone at the head of the stairs and offers a vast space that boasts its own en-suite w/c, an attractive fireplace features whilst windows again grab those views. Along the landing we find bedroom two, a substantial double enjoying the view to the rear whilst bedroom three and four are set to the far end of the house both offering room for a double bed yet with more modest proportions akin to a modern home. Completing the first floor accommodation, the family bathroom does not disappoint, entering this spacious room we find a walk-in, double width shower on the first level and a small step up leads to the bath, w/c and wash basin. Timber and tiles line the floor bringing the mix of materials found throughout the home to this delightful space. Returning to the landing two doors open to the two separate staircases that rise to the attic spaces. Both of these rooms offer ample space to be bedrooms whilst currently serving as a wonderful studio and study. These versatile spaces present superbly and offer a wealth of ways to be utilised.

Location

The charming retired Farmhouse is situated in the heart of the very popular South Norfolk village of Seething which enjoys a variety of village amenities including an excellent primary school, a village store/Post Office, Church, Village Hall and playground. There is an active community with many events organised throughout the year. The market towns of Loddon, Beccles and Bungay offer further shops and facilities and buses run to Norwich and Bungay. The Cathedral City of Norwich is approx. 10.6 miles to the north and provides a full range of cultural and commercial facilities, including a mainline train link to London Liverpool Street (approx. 1 hr 54 mins) whilst escaping to the Suffolk Coastline of Southwold is just over 20 miles in the car.







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 Electricity. Mains water. Private septic tank.

EPC Rating: E

Local Authority

South Norfolk Council

Tax Bands: F

Postcode: NR15 1AL

What3Words: ///every.yappy.reclaimed

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.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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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