



FALCON HOUSE, 4 DITCHINGHAM DAM

DITCHINGHAM, NR35 2JQ



Occupying a stunning riverside position with extensive frontage onto the River Waveney, Falcon House is a charming four-bedroom semi-detached period home offering a rare opportunity to modernise a property rich in character and history

Formerly the Falcon Public House, dating back to the 1700s, the building was converted into a private residence in 1970 and retains many original features alongside generous, well-proportioned accommodation.

Falcon House offers a unique opportunity to acquire a historic riverside home with excellent potential in one of the area's most sought-after locations.

SERVICES

Mains services are connected oil fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – F

The ground floor comprises a welcoming entrance hall, spacious sitting room with sash window and feature fireplace, kitchen, separate dining room with doors opening onto the rear garden, cloakroom, utility room and boiler room. The first floor offers three bedrooms, including a principal bedroom with built-in storage, a family bathroom and separate shower room, while the attic provides two further rooms with potential for additional bedrooms or a home office, subject to any necessary consents.

Outside, the property benefits from off-road parking for two vehicles to the front. The generous rear gardens are a particular highlight, being mainly laid to lawn with a patio, mature planting and exceptional frontage onto the River Waveney, creating a peaceful and picturesque setting.





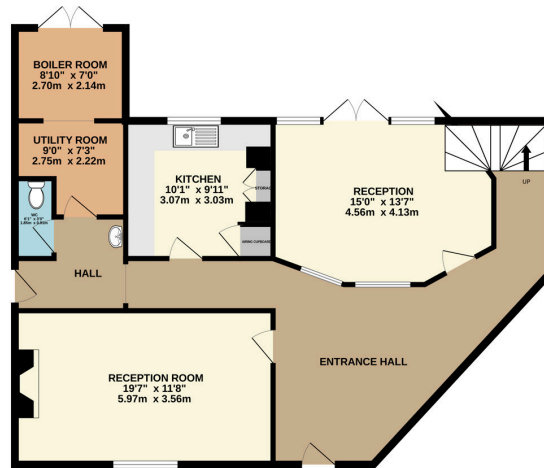
RIVER
FRONTAGE!
NO ONWARD
CHAIN!



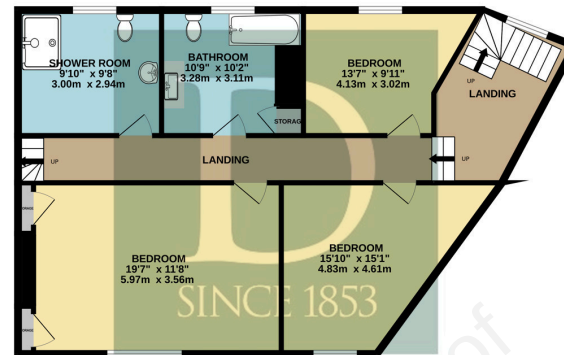


FLOOR PLAN

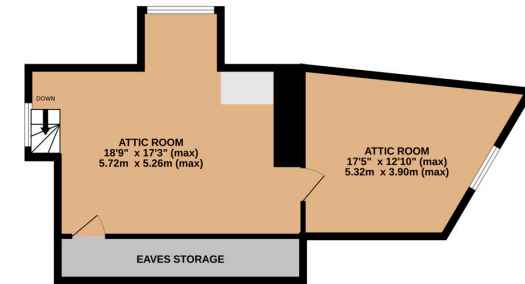
GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2419 sq.ft. (224.8 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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