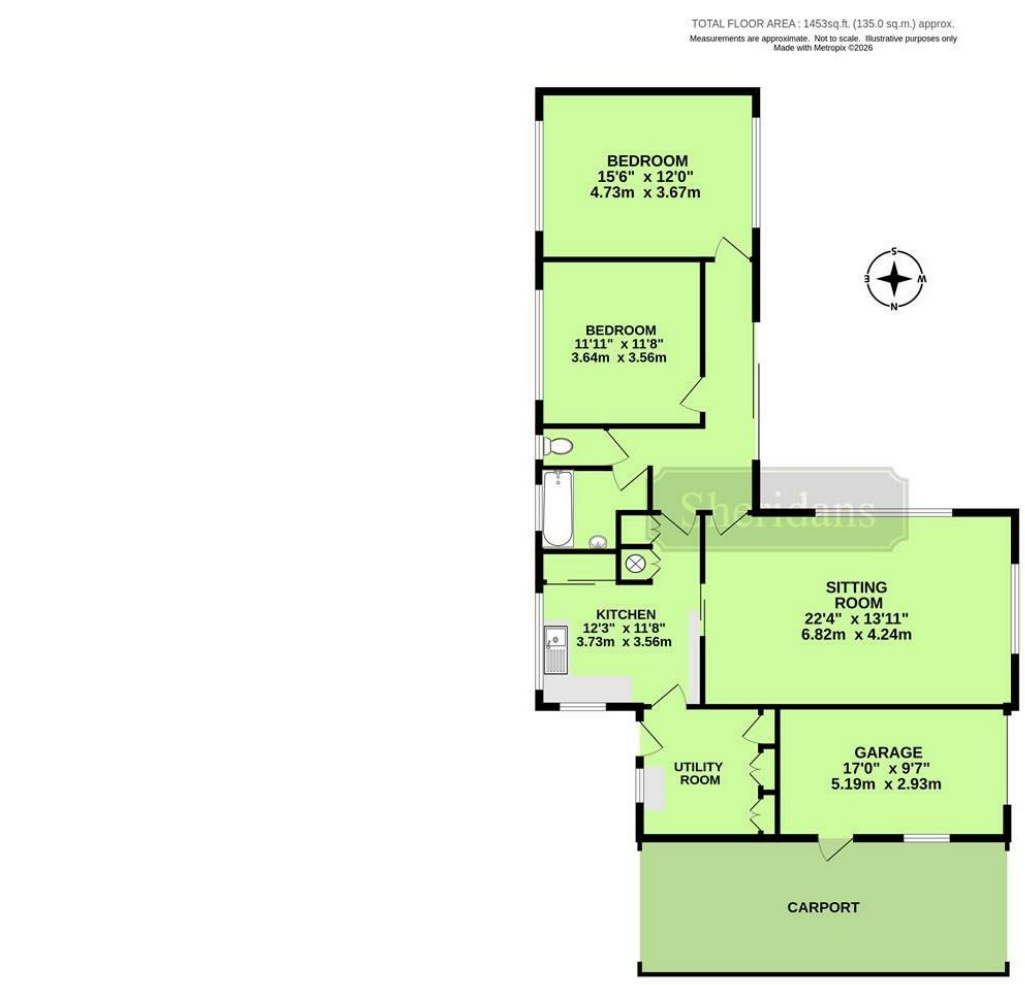
Sheridans

Fen Street, Bressingham





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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The Property Ombudsman

Sheridans









Fen Street, Bressingham IP22 2AQ

Guide Price £600,000

A rare opportunity to acquire a detached bungalow set within approximately 3-3.5 acres (sts), offering significant scope for refurbishment, extension and further development, subject to the necessary planning consents. Combining residential accommodation with extensive land and potential business infrastructure, the property presents an exciting prospect for owner-occupiers, entrepreneurs, smallholders or those seeking a live-work lifestyle.

The site has previously operated as a successful family nursery business for many years and offers considerable potential for continued horticultural use, diversification or other business ventures, again with necessary consents. Improvements include three recently erected state-of-the-art greenhouses supplied with power and water from a private borehole, together with two large powered storage sheds and a further wooden outbuilding.

The bungalow, understood to be of brick construction beneath a tiled roof, requires modernisation but provides well-proportioned accommodation comprising an entrance hall, a light and spacious double aspect sitting room with dining area, kitchen with integral storage cupboard, utility room with access to the garden, two bedrooms, bathroom and separate WC. An integral garage and polycarbonate car port provide additional storage and parking. Further benefits include UPVC double glazing, solar panels with battery storage and newly installed electric heaters.

Outside
The grounds are predominantly laid to lawn and interspersed with mature trees and hedging, creating an attractive and versatile setting. Driveway access to both the front and rear of the property provides excellent accessibility, with ample parking and space for vehicles, equipment and deliveries.

A unique opportunity to acquire a substantial rural property with extensive land, potential commercial infrastructure and considerable scope for future enhancement.

Location
The sought-after village of Bressingham lies on the Norfolk–Suffolk border, surrounded by attractive countryside and well known for the renowned Bressingham Steam & Gardens. The village offers a community shop, village hall and parish church, whilst the nearby market towns of Diss and Eye provide a wider range of shopping, schooling and leisure facilities. The market town of Diss is approximately 3 miles away and benefits from a mainline railway station with regular services to Norwich, Ipswich and London Liverpool Street. The A140 and A143 provide convenient road links to Norwich, Bury St Edmunds and the wider region.

Directions
From Bury St Edmunds take the A143 to Stanton the turn left onto Stanton Road/Hopton Road (B1111) and continue through Barningham, Hopton and at Garboldisham turn right onto the A1066 and continue for approximately 3.5 miles where the property can be found on the right hand side. Alternatively turn right onto Fen Street and follow the road until you can find the property on the left hand side.

Services
Mains electricity, water and septic tank drainage. Electric heating

- CHAIN FREE
- Unique opportunity
- Potential commercial use
- Scope to update/extend (stpp)
- Detached bungalow
- Garage
- Outbuildings with power
- Large commercial greenhouses
- Access driveway front and back

Solar panels with battery
Borehole serving the greenhouses
Council Tax: Breckland Band: E
Broadband speed: Up to 64 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk

