



GROVE FLOCK FARM

THE COMMON, BOTESDALE, IP22 1LH



A spacious and versatile detached property with self-contained annexe. The property is subject to an Agricultural Occupancy Condition.

The property is a spacious and highly versatile detached home built by the current vendors. The property was previously attached to the adjacent farm and was built with an Agricultural Occupancy Condition.

The annexe comprises a garden room which is used as a sitting area. There is a large double bedroom, spacious bathroom and a separate kitchen. It is an ideal space that can be used for a variety of purposes.

The accommodation is currently arranged to incorporate a self-contained annexe that the vendors use as a holiday-let but it could be brought back within the principal house. The front door opens to a spacious entrance hall. There is a ground floor bedroom with ensuite bathroom and further bedroom (currently used as a snug) plus a main bathroom. Double doors open to the main living space including an vaulted dining room with stairs to the first floor principal bedroom suite comprising bedroom, dressing room and ensuite shower room. Beyond the dining room is an impressive double aspect sitting room with double doors to the garden and a feature fireplace. There is a spacious kitchen/ breakfast room which is fitted with a comprehensive range of wall and base units. There is a useful separate utility room beyond.

The property benefits from an 'in and out' drive and parking for several cars. The established gardens wrap around the property and interspersed with an array of mature trees plus delightful area for alfresco dining.

LOCATION

Botesdale is a hugely popular location boasting an excellent range of shops and services including a primary school, health centre, Co-op store, two pubs and other restaurants and takeaway outlets. Excellent road links are nearby via the A143. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).



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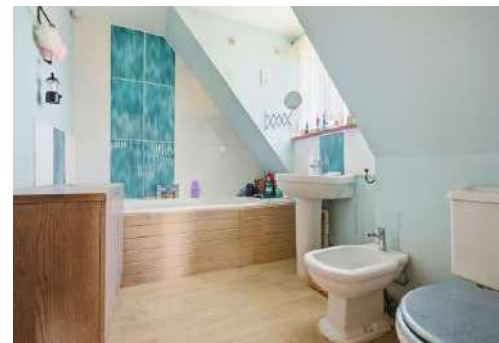
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Miles



EPC



SUBJECT TO
AGRICULTURAL
OCCUPANCY





