



Grange Farmhouse
Hall Road
Barsham
Beccles, Suffolk
NR34 8JN

Guide Price £450,000





- A fine period house set in 0.3ac.
- Rural position.
- Needs repair and general updating.
- Adjacent to working farm.

Location

This is a rural location with just a smattering of houses and a working farm beside, midway between the thriving market towns of Bungay and Beccles both of which are just a few miles distant and offer a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities. They also benefit from several schools covering all age groups from Primary to High School age. You are also a short drive to the popular seaside town of Southwold 13 miles to the south east. Local bus services run to Norwich, Halesworth and other destinations.

For the commuter Diss railway station is a 30 minute drive away and has a direct service to London Liverpool Street whilst Beccles is on the mainline rail link to Ipswich and on to London Liverpool Street.





The Property

The house is an elegant property offering over 3000sqft of living space in addition to which there is potential; within the attic space. It is listed as Grade II indicating a house of architectural or historical importance. It is clear to see why with areas of the internal timber work revealed (more to be found!), the high ceilings, open fireplaces, boarded floors and the outlines of mullion windows. However, it is fair to say that the house now needs a general repairs and a scheme of updating which may include some reorganising of more recent internal partitions, a new kitchen and provision of additional bathrooms upstairs. Once completed this will provide an elegant house of style and space.

Outside

The house is set within 0.30ac with garden to the front and rear. This has been let go in recent times but there is much structure to be regained by some cutting back. There are quite a number of garden sheds and stores which are in poor condition but provide the footprint for replacement ones. The hedges surrounding give significant privacy and there are two gates allowing easy access to both front and rear gardens.

Services

Mains water and electricity are connected. Drainage is believed to be to a private drainage system but this has not been verified. Solid fuel Rayburn and stoves providing heating to some radiators.

Directions

From Bungay heading towards Beccles on the B1062. Continue for around 3 miles and then take the right turn into Hall Road (signed Ringsfield) and then take the first right. Grange Farmhouse will be found in around 0.5mile on the right.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax – F

EPC – No EPC as listed

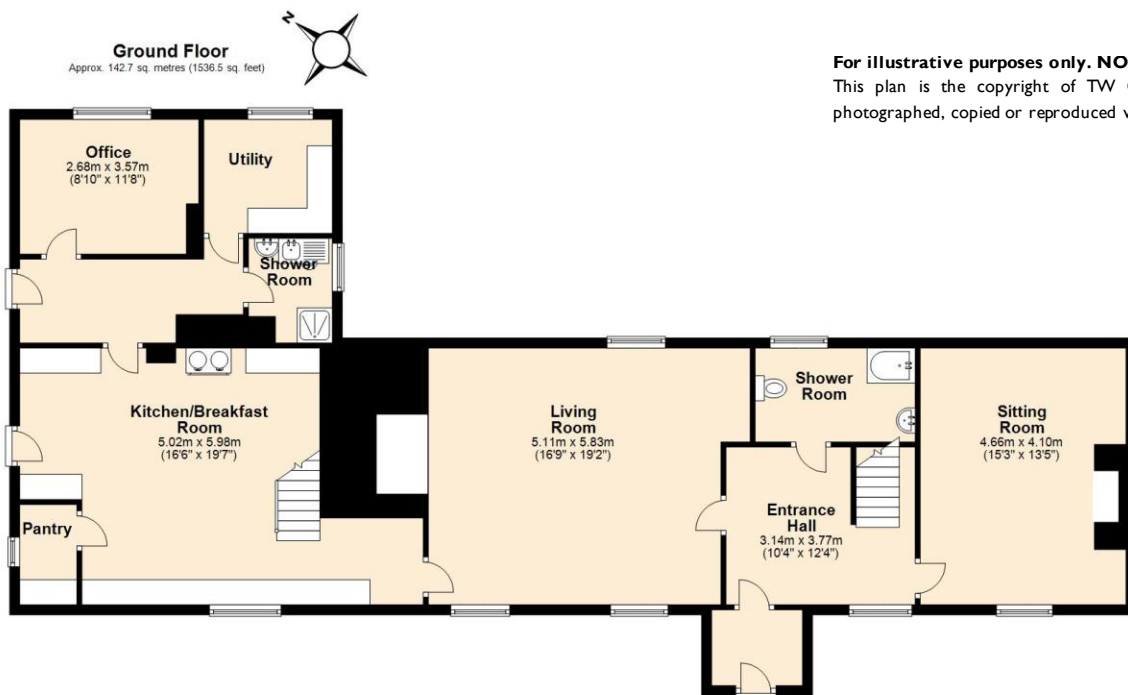
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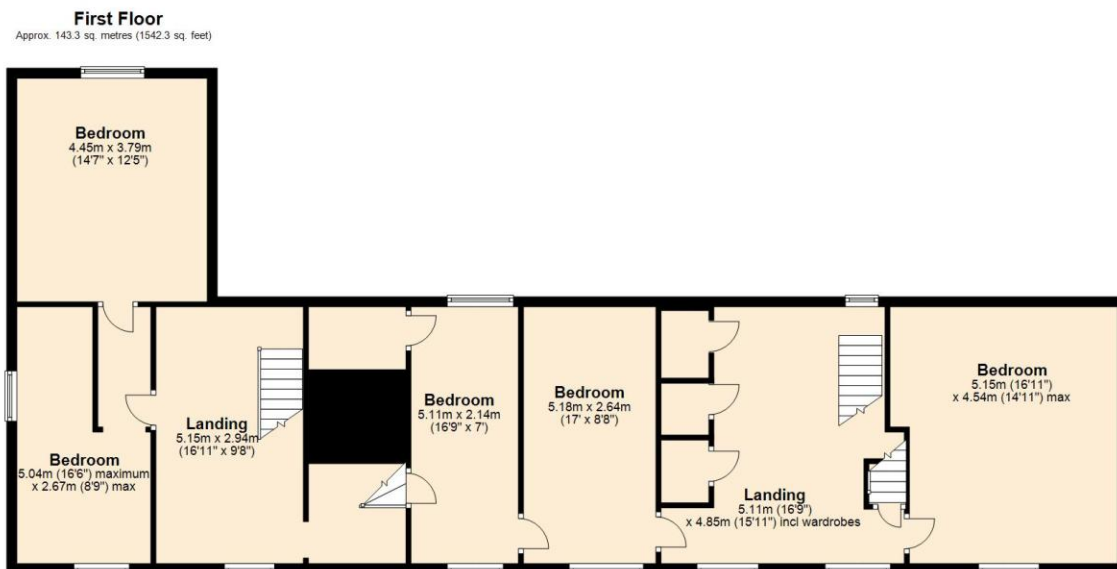
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Total area: approx. 373.3 sq. metres (4018.6 sq. feet)