



Home Farm Road, Ellingham, Bungay, NR35 2EL

Guide Price £350,000

Enjoying a most pleasing individual rural position, this one bedroom cottage sits on approx. a 0.25 acre plot (sts) offering great potential to add another similar dwelling and benefitting from brand new electrics and extensive off-road parking.

- Rural location
- Character & charm
- Huge potential
- Working wood burner
- 0.25 acre plot (sts)
- Council Tax Band A
- Freehold
- Energy Efficiency Rating N/A.



Property Description

Situation

Set well back from the road the property enjoys a pleasing individual rural position. Ellingham is a rural village found three miles to the north east of Bungay, there is strong and active local community with well regarded primary school and within easy reach of historic market town of Beccles offering an extensive and diverse range of amenities and facilities.

Description

The property comprises a one bedroom detached cottage dating back to the early 1800s having been significantly upgraded and enhanced in the last 12 months by the current vendors having once been one of three farm workers cottages. The former dwellings are in need of significant rebuild giving plenty of potential for a separate dwelling or two or large extension to the cottage. The main cottage is filled with character and charm whilst benefitting from brand-new electrics whilst being heated by a wood burner.

Externally

The property is set well back from the road on a quiet country lane and approached via long shingle driveway giving off-road parking for multiple vehicles. The total plot size is approx. 0.25 acres (sts) with plenty of trees giving a leafy green outlook whilst plants and shrubs give colour. Particular notice is drawn to the beautiful rural views to either side of the property and having no immediate neighbouring properties.

The rooms are as follows:

RECEPTION ROOM: 9' 7" x 11' 8" (2.94m x 3.58m) With window to front having plenty of character and charm, brick fireplace to side with working wood burner, opening to kitchen and access to first floor level via door to staircase.

KITCHEN: 5' 6" x 7' 2" (1.70m x 2.19m) With double aspect to side and rear with large porcelain sink with storage beneath, work surfaces and shelving with space below for fridge. Giving access to wc and external door to side.

WC: 3' 0" x 3' 10" (0.92m x 1.17m) With window to front comprising low level wc and hand wash basin, storage to side.

FIRST FLOOR LEVEL - LANDING:

Giving access to the bedroom and bathroom. Storage cupboard to side of stairs.

BEDROOM: 8' 11" x 11' 10" (2.73m x 3.63m) Double aspect to front and side being a double bedroom with exposed beams and plenty of character and charm.

BATHROOM: 3' 1" x 7' 5" (0.94m x 2.28m) With window to side comprising corner shower cubicle and hand wash basin.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7942



Viewing Arrangements

Strictly by appointment

Contact Details

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Diss

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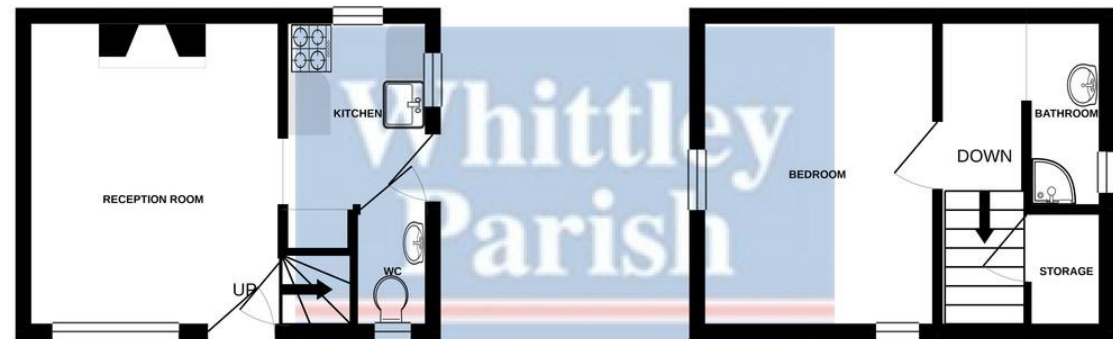
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
172 sq.ft. (16.0 sq.m.) approx.

1ST FLOOR
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 351 sq.ft. (32.6 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-statements. 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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