



Birch Way,
Mundham, Norfolk



**MUSKER
M^CINTYRE**
ESTATE AGENTS



Loddon - 2.7 Miles
Beccles - 10.1 Miles
Norwich - 12.5 Miles

Occupying a plot of just over an acre (STS) and offering 2,500sq ft of accommodation along with two substantial outbuildings; Musker McIntyre are excited to offer this rare opportunity to live the rural, countryside dream. With parts of the house dating back to 1660 with Georgian additions, this property is in need of some attention but boasts three large reception rooms and five generous double bedrooms, offering unparalleled potential and scope for improvement with the benefit of being sold CHAIN FREE.

Accommodation comprises briefly:

- Entrance Hall
- 16' x 15' Sitting Room
- Kitchen
- 17' x 15' Reception Room with Fireplace
- 17' x 16' Reception Room with Fireplace
- Ground-Floor Shower Room
- Storage Room
- Attached Garage/Workshop
- Four Generous Double Bedrooms
- Fifth Double Bedroom with Separate Stairs
- 30' x 14' Barn Outbuilding
- 24' x 10' Brick Workshop
- 1 Acre Plot (STS)



The Property

The front door opens into an entrance hall with stairs to the first-floor in front of you. To the back of the entrance hall is the shower room; equipped with corner shower, toilet, basin and airing cupboard storage. Taking the door immediately to your left you will find the first of the three large reception rooms. Currently used as a sitting room, this light and airy dual aspect space would make for an impressive dining room; being located next to the kitchen. The kitchen itself is also of a good size, measuring 17ft long. The walls are lined with plenty of worktop space and storage units, with space for a stand-alone cooker and other essential white goods within. Front/side external access can be obtained via an external door to one end. Crossing the entrance hall you find yourself in the second substantial reception room, with an attractive fireplace at it's heart. This space would make for an ideal main sitting room, lit up by windows to both aspects and bags of space for the layout of furniture. Tucked to one corner is a door that opens into the third large reception space. With an attractive stone floor under-foot and another equally as impressive fireplace with stove, this room would make for an ideal second sitting room. To the back of the room a door opens into the generous 28ft workshop/garage that is attached to the back of the house. A sizeable storage room sits next door, which could easily be converted to a more traditional room for use. This property has annexe potential (subject to planning), with the third reception and storage room becoming a sitting room and kitchen respectively, and the bedroom above, accessed via it's own set of stairs, becoming part of the annexe. Taking the stairs to the first-floor you will find a long landing space, linking directly to four of the five double bedrooms on offer. The two central bedrooms each boast a fireplace and built-in storage, and the fourth bedroom links directly to the fifth, or alternatively accessed via the aforementioned second staircase.



Gardens and Grounds

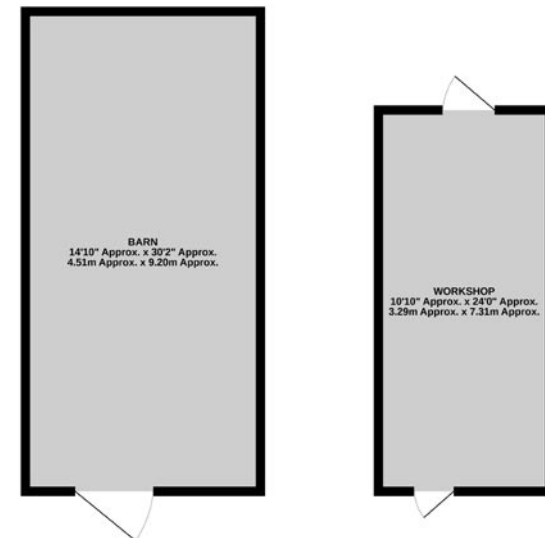
A long driveway leads from the road up to the left of the house, sweeping around back to the outbuildings and garage/workshop entrance, where you will find plenty of off-road parking. To the right of the driveway is a neat front lawn with small inset trees, providing a pleasant outlook. To the back of the plot is a large metal barn building, measuring approximately 30ft by 14ft. Opposite the barn is a second substantial outbuilding in the form of a brick workshop, measuring close to 24ft by 10ft. Between the two buildings is a large metal gate that opens into a meadow that covers almost half of the entire plot of 1 acre (STS). Beyond the Western boundary of the plot are acres and acres of field views, really setting the scene.

Location

Mundham is a small rural village with a popular primary school, located a few miles away from Loddon. Loddon is a very popular village providing further schools, nurseries, shops, a Post Office, Churches, medical centre, library, public houses, a restaurant, cafes and access to the Broads network. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street. Norwich airport offers various national and international flights. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approximately 20 miles away.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.
© 2024. All rights reserved. This document is the property of the author. It is not to be used for any other purpose without the author's permission. The author is not responsible for any errors or omissions in this document. The author is not responsible for any damage or loss of any kind resulting from the use of this document.

Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains water & electricity. Private drainage via septic tank.

EPC Rating: G

Local Authority

South Norfolk District Council

Tax Band: F

Postcode: NR14 6EN

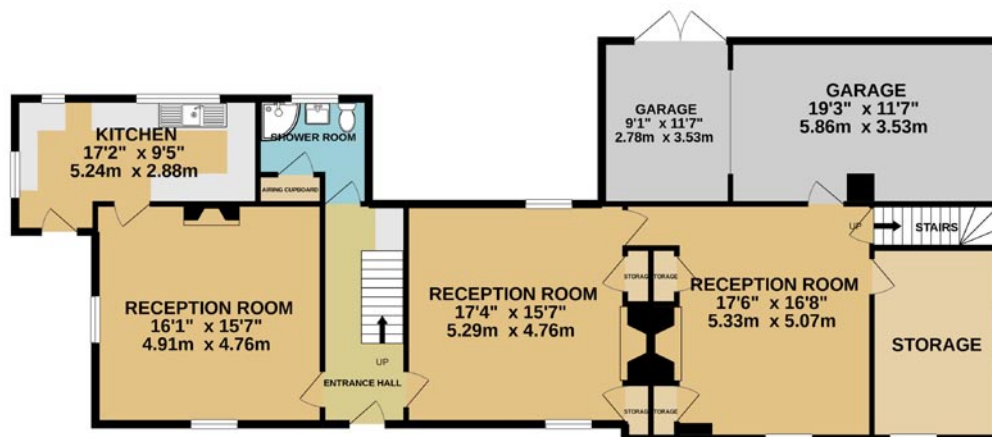
Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

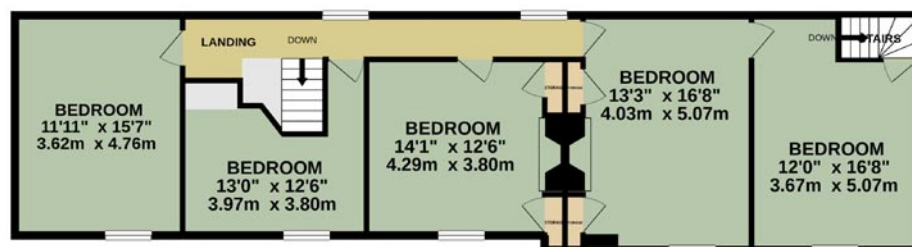
Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR 1525 sq.ft. (141.6 sq.m.) approx.



1ST FLOOR 1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 2536 sq.ft. (235.6 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-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.
Made with Metropix ©2021

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Beccles	01502 710180
Halesworth	01986 888205
Harleston	01379 882535

A member of OnTheMarket™

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



LODDON OFFICE

22 High Street
Loddon
Norfolk
NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk