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*Starnacre Farm,*  
Flixton, Suffolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

An exceptional opportunity to purchase this charming red brick, Victorian Farm House situated enjoying over an Acre of grounds on the outskirts of the attractive rural village of Flixton. The property boasts over 2300.sq.ft of excellently presented accommodation, with four generous bedrooms, superb entertaining spaces and utility areas. Outside the beautifully kept gardens are framed by an attractive pond whilst at the front the vast parking area leads to a double cart lodge, workshop and barn. Viewing is essential to appreciate the location and space on offer.

#### Property comprises briefly:

- Four Bedooms
- Master with En-Suite
- 24.ft Sitting Room
- 24.ft Kitchen Dining Room
- Study •Utility
- Two Conservatories
- 1.1 Acre Plot (stms)
- Double Cart Lodge
- Workshop •Barn

#### Property

Entering the property via the extensive vestibule/conservatory we are instantly struck by the fabulous proportions that continue throughout this charming home. This dual purpose area offers the perfect space to step into after working in the garden or enjoying the stunning walks that surround the house whilst in the evenings providing the ideal spot to enjoy the sunset. From here we step into the kitchen/dining room, at over 24.ft this room meets all the expectations of a family, farm house kitchen. A modern range of units frame the kitchen with superb amounts of working space above, a fitted dishwasher, double oven and hob feature whilst three large windows fill the room with natural light. The dining area offers space for a large table and opens to both the rear lobby and sitting room. At the rear the lobby opens to the utility room, rear porch and ground floor bathroom whilst one side of the double dog leg stair case rises to the half landing. Stepping back through the kitchen we enter the sitting room which mirrors the superb proportions of the kitchen/dining room. Two windows look to the front aspect whilst a third from the library area looks onto the pond. An imposing feature fire place houses the wood burner and brings a cosy focal point to this delightful room. At the rear we step into the lobby where the other side of the staircase rises to meet the half landing, a door opens to the study at the rear where we find an original fireplace, bread oven and copper still in situ, from here we step into the second conservatory which enjoys a view of the pond and open fields beyond. From the half landing our stair case splits to access the master bedroom suite on one side and the three separate bedrooms opposite. Our three bedrooms offer two generous doubles set to the front aspect and a large single at the rear. From the opposite staircase we find the master suite which completes the accommodation, this vast bedroom measures 21.ft and boasts a range of built in storage, a door opens to the en-suite where we find a bath, sperate shower, wash basin and w/c.









## Outside

From Abbey Road we approach Starnacre Farm via a private drive way which passes through a quarter of a mile of stunning open fields. At the head of the drive a pair of five bar gates open to the impressive shingled parking and turning area which in-turn leads to the double cart lodge, workshop and barn, these attractive buildings are a more recent addition and we benefit from having power and light connected in the workshop as well as an inspection pit. Passing the cart lodge we find an area of nature garden, which is filled with wild flowers and established trees and shrubs, from here we see the pond which continues around the rear boundary of the property. Returning to the parking area we open the gate to the formal gardens and are greeted by the house. A path leads us to the front door whilst the superbly kept lawns surround the property framed by the extensive pond. A range of flower beds fill the spaces with colour whilst reeds and grasses are set to the banks. A timber decked viewing platform offers the perfect spot to enjoy the water and the far reaching views beyond.

## Location

This charming property occupies a rural position situated on the Norfolk/Suffolk border. The attractive Market town of Bungay is approx. 3 miles distant which provides a fantastic range of shops, schools, and all other essential amenities. The Cathedral City of Norwich lies approximately 10 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 54 mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoilt Suffolk coastline is under 20 miles east.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil central heating. Private drainage.  
Mains Electricity & Water  
Energy Rating: TBA

## Local Authority:

East Suffolk Council  
Tax Band: F  
Postcode: NR35 1NL

## Tenure

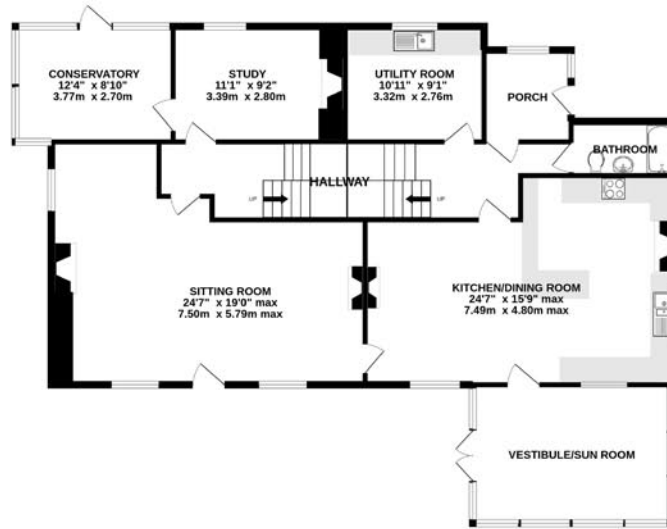
Vacant possession of the freehold will be given upon completion.

## Agents' Note

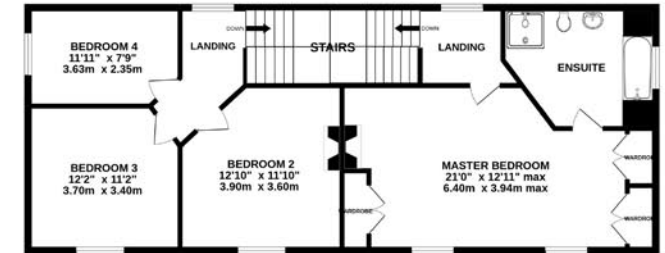
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £695,000**

GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR  
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA : 2368 sq.ft. (220.0 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.  
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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.



To arrange a viewing, please call 01986 888160

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