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*The Old Post Office,
Woodton, Bungay.*

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ESTATE AGENTS

An exciting opportunity to purchase this stunning, detached five bedroom, versatile family residence situated within the heart of the popular village of Woodton. The Old Post Office has undergone an extensive renovation and now boasts an immaculate, contemporary finish coupled with a wealth of character throughout the spacious accommodation. The former shop area remains unchanged offering the ability to further extend or develop for a range of pursuits (stpp). Outside the drive way provides a generous parking area with the cart lodge/barn adjacent whilst at the rear we find a generous, private manicured garden that echoes the superb level of detail inside. Inspection by viewing is essential to appreciate the exceptional standard, versatile space and opportunity on offer.



Property

Entering the property via the front door we are welcomed into the reception hall of this stunning family home, rich with character and filled with natural light a theme that flows throughout the home. Three full height windows look onto the garden whilst we find a large coat and boot cupboard and the cloakroom. To the right we step through the lobby area and pass the study which offers a superb space to work within the home or flexibility for an additional bedroom if needed. The lobby leads us into the 'central hub' of the home, the impressive kitchen dining room, approaching 20.ft this space is designed around family living and entertaining alike. A range of modern wall and base units offer superb storage and are set against contrasting work surfaces and tiled flooring. A sink is set below the window enjoying a view of the rear garden and a range master electric oven is fitted, the dining area offers space for a family dining table and enjoys a large window to the front aspect. At the rear a door opens to the impressive utility room which in-turn leads into the garden and internally into the former shop whilst at the front we enter the sitting room. The sitting room is a generous space enjoying a large bay window to the front aspect, a red brick fireplace houses the wood burning stove and brings a cosy focal point to the room whilst our stairs rise to the first floor. At the opposite side of the house we find the family room leading off the reception hall, At just over 20.ft this impressive space offers a superb family/party room. Two large velux windows feature and enhance the vaulted ceiling whilst a freestanding wood burner provides a stunning and practical feature to the room. Completing the ground floor accommodation we find the guest suite which is accessed from the family room along with an independent door from the garden. A hallway leads to the superb double bedroom enjoying a view of the garden and we find the bathroom adjacent boasting an abundance of charm with a roll top bath, ceramic sink and w/c. Climbing the main staircase we step onto the landing which leads to all of the first floor rooms whilst the master bedroom also benefits from its own staircase rising from the kitchen. The first of the rooms is a vast double spanning front to rear of the house and enjoying dual aspect windows which look over the road and take in the rolling country views. Along the landing we find a second double room to the front and generous single bedroom at the rear. At the head of the space the re-fitted shower room which enjoys a large shower, w/c and wash basin set in a vanity unit. Completing the accommodation is the impressive master bedroom, this dual aspect room is filled with light and enjoys views to both the front and rear aspect. A large walk-in-wardrobe features and the secondary staircase leads back to the kitchen.



The Former Shop

This superb space offers a wealth of possibilities (stpp) having been the former Village Shop and Post Office. The space offers a total of 492 Sq.ft of space, accessed from both inside the property or independently from the footpath. A small front courtyard area leads to the front door of the building whilst a second doorway access' the space from The Street. Internally electrics are connected and we find a large store cupboard and separate toilet area adding to the potential for this to become a superb multi-purpose space.





Outside

Approaching the property from Hempnall Road we pass the attractive boundary wall and enter the parking area to the front of the property, adjacent we find an open front cart lodge/barn which currently provides covered parking and a large storage area whilst at the rear we find a good size shed. This building although sound is of some age and would provide the perfect space to erect a double bay cart lodge or garage or simply use for a large additional parking area. At the rear we find the most delightful, fully enclosed garden space which leads from both the main living space and the guest suite. An immaculate lawn is framed by well stocked flower beds which are filled with colour whilst a large patio provides the perfect spot for summer entertaining. A path leads us to both ends of the garden with an attractive seating area set by the guest suite whilst at the far end hidden from view we find the oil boiler and tank and a gate leading out of the property.

Location

The Old Post Office is situated within the village of Woodton which offers a primary school, public house, church and active community. The Market Town of Bungay is just south of the village whilst the Cathedral City of Norwich lies approximately 13 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. A bus route runs via the village from Bungay to Norwich. Southwold and the unspoiled Suffolk coastline is within an easy driving distance.

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

Mains Electricity & Solar Panel Supply.
Mains Water.
Mains Drainage.
Oil Fired Central Heating.
Energy Rating: D

Local Authority:

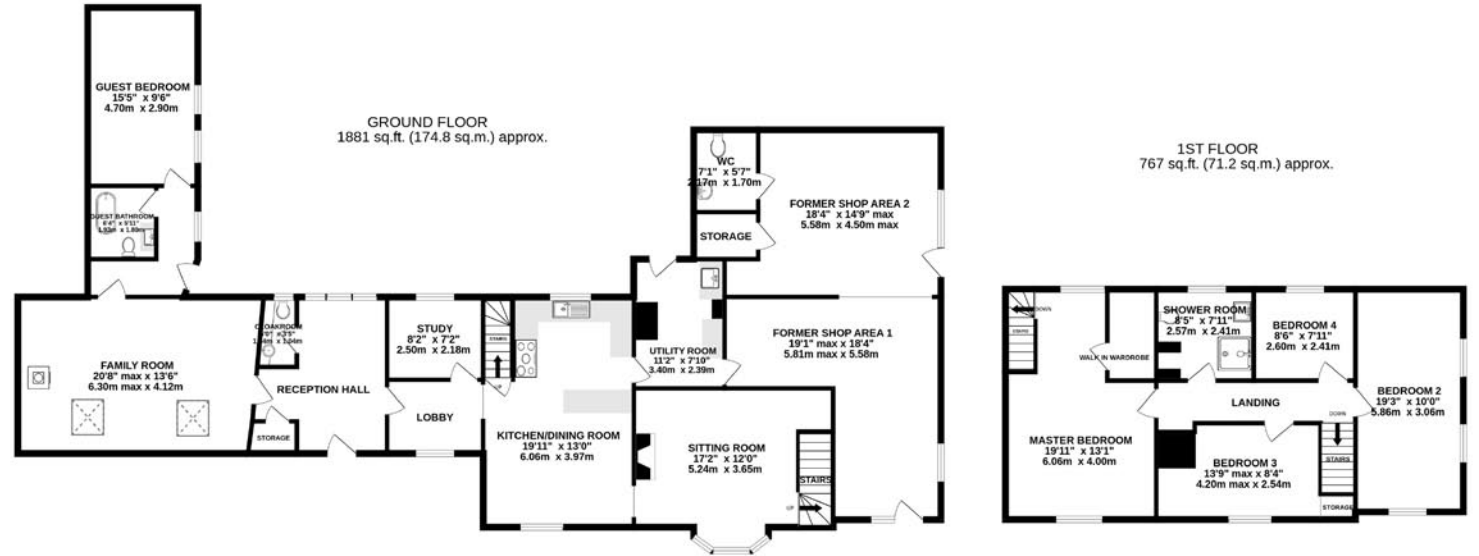
South Norfolk Council
Tax Band: E
Postcode: NR35 2LS

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.



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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To arrange a viewing, please call 01986 888160

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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.



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