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Bull Inn Cottage,
Earsham, Bungay.

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Bungay – 1.2 miles
Beccles – 7.2 miles
Norwich – 15.3 miles
Southwold – 17.6 miles

An exciting opportunity to purchase a piece of history in the much sought after village of Earsham. The 'Old Bull Inn' sits in the heart of the village and now provides a versatile and deceptively spacious family home whilst retaining much character and charm of the original building. The property occupies a generous plot offering ample parking whilst at the rear we find a generous westerly facing garden. Internally the accommodation boasts sitting room, dining room, large family kitchen, study, guest bedroom, bathroom and utility on the ground floor whilst upstairs we find the impressive master bedroom two further bedrooms and second bathroom. Viewing is essential.



Property

Stepping through the covered porch/seating area we enter Bull Inn Cottage and are welcomed into the heart of the home. The dining room and sitting room flow open plan divided by a wall of exposed timber beams, these two generous rooms provide a space ideal around family living and entertaining alike. Windows to the front and rear aspects allow natural light to flow through the two rooms whilst a red brick fireplace houses the wood burner provides a focal point to the room. Timber effect flooring lines the two rooms and continues into the family kitchen/diner. This impressive room really feels like the 'hub' of the home, a range of hand made units line the wall with an inset butler sink whilst space is made for a range style cooker set in a mock fireplace. A large window looks onto the garden and ample space is made for a family table, chairs and informal seating. A door from here opens to the generous guest bedroom, a versatile room enjoying a view of the garden. At the opposite end of the house we pass the utility room which opens to the ground floor bathroom. The utility offers space for our laundry appliances and house the oil fired boiler, whilst the bathroom reflects the character throughout fitted with a roll top bath with shower and ring curtain rail above, wash basin and w/c set against slate effect tiled floors and walls. Completing the ground floor space the study offers a superb spot to work, read or play, a storage cupboard is set next to a door which opens to our stairs. Climbing the stairs we step onto the generous landing where doors open to all of the rooms. Our first two bedrooms are set to either side of the bathroom boasting exposed timber floors, the larger of the two enjoys a dual aspect filling the room with light. Our first floor bathroom offers a large storage cupboard and is fitted with a corner bath with shower above, wash basin and w/c. Completing the accommodation we find the master bedroom, a generous double room enjoying a built in cupboard and a view of the rear garden.







Outside

From The Street we approach the property via the generous driveway which provides ample off road parking and space for a large shed, a fenced boundary separates the parking area from the garden and offers potential to further extend this space to provide additional parking or access to the garden if required. A gate opens to the garden and path leads us to the covered porch/seating area where our door enters the house. A courtyard space is framed with laurel hedging where we find the oil tank whilst a path leads past a shingled seating area to the garden which enjoys the afternoon sun from its westerly aspect. Mainly laid to lawn the garden is fully enclosed by timber fencing and framed with a variety of shrubs, bushes and perennial flowers. A feature pond attracts wildlife and large summer house is in place which may be available by separate negotiation.

Location

This property is situated footsteps from the Village Green and The Earsham Queen, in the heart of the peaceful rural village of Earsham, one mile west of the market town of Bungay. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

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.
Mains Water.
Mains Drainage.
Oil Fired Central Heating.
Energy Rating: TBA

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: NR35 2TY

Tenure

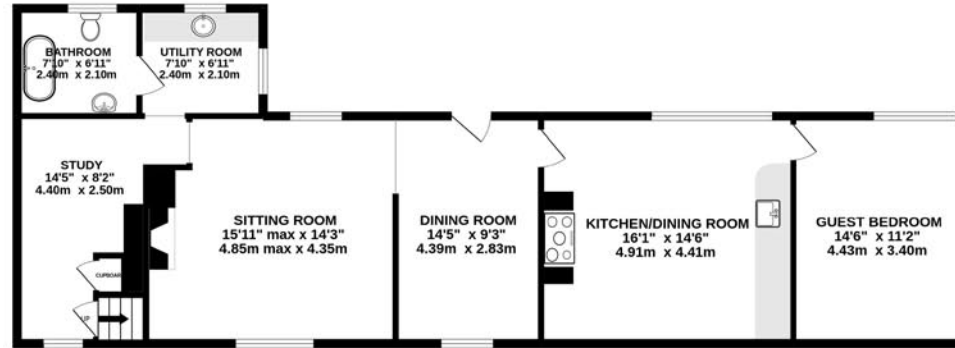
Vacant possession of the freehold will be given upon completion.

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: £395,000

GROUND FLOOR
967 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



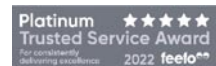
TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.

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.
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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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