



Manor Farm House
Bungay Road | Stockton | Norfolk | NR34 0HR

PAST, PRESENT AND FUTURE



“A stunning period property dating back to 1460, with later additions in the 16th century, this is a place with a wonderful sense of history.

It’s been beautifully renovated and restored in recent years and now offers comfortable and versatile accommodation in a home with abundant character.

The property is surrounded by generous gardens, including a well stocked walled kitchen garden, plus a small paddock towards the edge of the property.



KEY FEATURES

- An impressive, beautifully presented Grade II Listed Former Manor House, originally dating back to 1460 with Later Additions in the 16th Century, located in the attractive village of Stockton on the Norfolk/Suffolk Border
- Six Bedrooms, Three Bathrooms inc Master with En-Suite
- Two Attic Rooms
- Kitchen with Pantry and Breakfast Room
- Rear Hall/Utility Room with Ground Floor WC
- Sitting Room and Dining Room
- There are Plenty of Period Features throughout the Property
- Benefitting from a Generous Plot of 0.85 acre (stms)
- Within Easy Reach of the popular Market Towns of Beccles and Bungay, the City of Norwich and Seaside Resort of Southwold
- The Accommodation extends to 3,376 sq.ft
- EPC Exempt

It's rare to find a home of this age and provenance in such excellent condition. This has been stripped back to its bare bones before being put back together with meticulous attention to detail, care and authenticity. Many features remain, including magnificent timbers, fireplaces, gorgeous wooden floors and more besides.

Part Of History

Records show that the manor of Stockton formed part of the settlement handed to Anne of Cleves by Henry VIII as part of their annulment. There's no knowing whether she visited this area – certainly she owned much grander homes – but she was believed to be the owner of this former manor house at one time. Such is the wealth of history here, as you walk through the rooms you wonder how many people have passed through the doors over the centuries. It's this wonderful connection to the past that appealed to the current owners, combined with the fact that all the hard work of restoration had already been done, so the property also suits modern lifestyles.

Peace And Parties

It's a wonderful house, whether you love to fill your home with family and friends, or whether you prefer to use it as a place to unwind, away from the outside world. Surprisingly bright and incredibly spacious, it has an unusually open feel for a property of its age. The breakfast kitchen, cosy with the range cooker, opens onto a refreshingly light





KEY FEATURES

breakfast room with log burner and a heavy oak door that opens out onto the wonderful kitchen garden. This is a great room for relaxed suppers or lazy weekend brunches. The rear hall/utility room has plumbing connected as well as cabinet space for a washing machine and tumble dryer along with a WC. There's a formal dining room that would also work really well as a family room or playroom, as well as a lovely triple aspect sitting room that has an elegant feel and an open fire. Upstairs, the bedrooms are spread over two floors and reached up two staircases, so there's great fun to be had here for children playing hide and seek! The bedrooms are all well-proportioned with lovely views and the master has an en-suite shower room, while the others share two family bathrooms.

A Superb Setting

Step outside and you're drawn to the magnificent oak tree, dated as being around 600 years old and likely planted around the time the house was built. Most of the garden is walled and there are several different patios and outdoor dining areas dotted around the plot to make the most of the sun and shade throughout the day. The pergolas that thread you through the kitchen garden around a rear lawn, are covered in climbing roses and clematis, that provide a stunning display throughout the summer. Many of the borders have been well stocked with perennials, so there's always something to see and enjoy. The wildlife will keep you company, whether it's the red kites, buzzards, deer or hares. If you're feeling peckish, wander over to the kitchen garden and help yourself to fresh produce from the raised beds or greenhouse, as well as the grape vine, fig trees, plum trees and loganberries.

Well Connected

It's very peaceful here, as you're set down a no-through lane with just a handful of neighbours. This gives you security and a sense of community: the residents here look out for one another. Yet despite the rural feel and idyllic surroundings, you're incredibly well connected, with access to the A143 and A146 only a mile or so away. The pretty market and riverside town of Beccles is a few miles to the south and Loddon to the north. You're within easy reach of both the coast and the Norfolk Broads, as well as only half an hour from Norwich.

Agents Note

There is planning in place for a 2 bay cart lodge.





























INFORMATION



On The Doorstep

The property lies within the rural hamlet of Stockton, which is midway between the village of Loddon and the thriving market town of Beccles. Beccles offers many day-to-day shops, restaurants, schooling and leisure facilities. The railway station serves Lowestoft, Ipswich and London. The attractive seaside town of Southwold with its colourful beach huts, is a mere 35 minutes away and is seen by many as the town that time forgot. Stroll down the ancient high street and watch the world go by. Take your bucket and spade on the famous beaches of golden sand, or walk along Southwold pier.

How Far Is It To?

Norwich lies approximately 10 miles north west of Stockton and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 15 miles southwest, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions

Leave Beccles on the A146 toward Norwich. When you reach the McDonalds roundabout, take the 2nd exit and continue on the A146. At the next roundabout, take the 2nd exit and continue until you reach a left hand turn on to Bungay Road. Continue on this road and the property can be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..exit.casino.northward

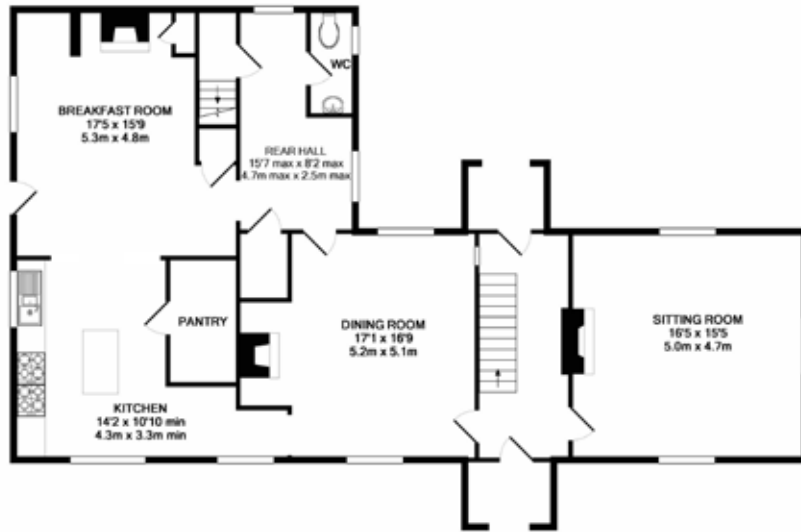
Services, District Council and Tenure

LPG Gas Heating, Mains Water, Private Drainage via Water Treatment Plant
South Norfolk District Council - Council Tax Band E
Freehold

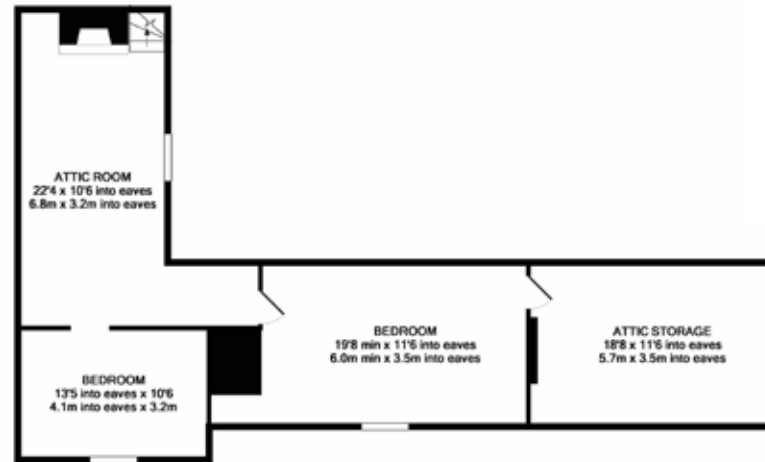


TOTAL APPROX. FLOOR AREA 3376 SQ.FT. (313.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 1330 SQ.FT.
(121.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(75.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1259 SQ.FT.
(117.6 SQ.M.)



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