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*Fen Farm Cottage,*  
Ditchingham.

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Situated enjoying a most tranquil setting surrounded by open fields, we find Fen Farm Cottage in search of a new custodian. Originally part of a working small holding this property offers a Victorian façade whilst hints throughout the cottage suggest an older heritage. Internally the property offers generous room sizes with a kitchen breakfast room, sitting room and study to the ground floor, upstairs we find two double bedrooms and a bathroom. Outside Fen Farm Cottage owns the driveway from Fen Lane and enjoys an extensive south facing rear garden with open fields to both the south-westerly and south-easterly boundaries. The property is offered with no onward chain, viewing is essential.

**Accommodation comprises briefly:**

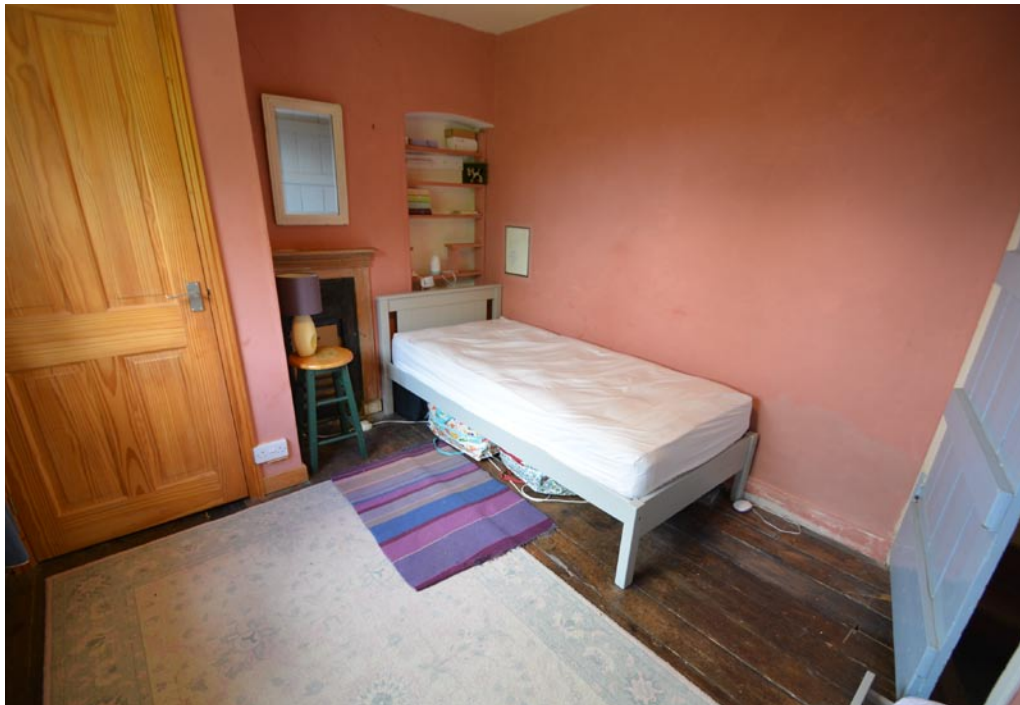
- Kitchen Breakfast Room
- Walk in Pantry
- Sitting Room
- Study
- Master Bedroom
- Bedroom Two (Double)
- Bathroom
- Extensive Driveway and Parking Areas
- Generous South Facing Rear Garden



**Property**

Entering Fen Farm Cottage via the front door we are welcomed into the kitchen/breakfast room where the feeling of space instantly and pleasantly surprises. Fitted with a variety of hand made units and work surfaces the kitchen area embraces the charm of the house. The sink is set below a window looking onto the front whilst a doorway opens to the walk in pantry area which houses the central heating boiler. A door from here opens to the sitting room which at over 17.7ft offers a superb entertaining/living space. Two windows fill the room with natural light whilst a door opens to the rear garden. A wood burning stove offers an attractive focal point to the room. Our stairs rise to the first floor and provide storage below whilst a doorway opens to the study area which offers a unique space ideal to work from with a window looking to the rear. On the first floor we find a top step landing leading to all of the rooms. At the front we find a double bedroom which boasts an attractive fireplace and offers a large airing cupboard. Adjacent the bathroom (originally a bedroom) offers a fitted bathroom suite with bath and shower above, w/c and wash basin, both of these rooms look to the front aspect. Stepping across the landing we find the master bedroom completing the accommodation, this exceptional double room enjoys views of the garden whilst offering a vast bedroom space.

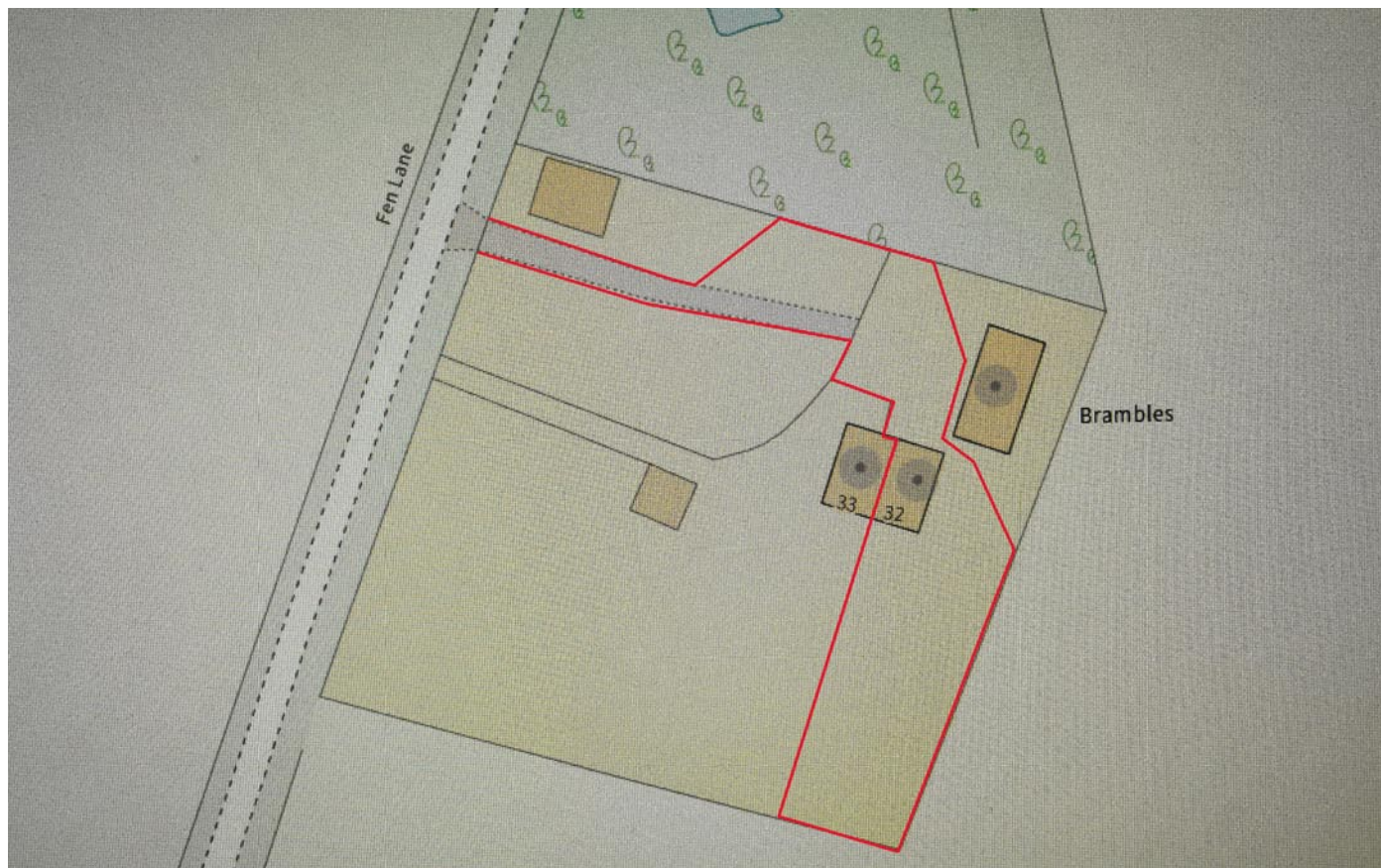












## Outside

Approaching the property from Fen Lane we follow the extensive driveway which widens to provide parking and turning areas as we approach this beautifully concealed cottage, at the frontage a further space currently serving as a front garden area leads us to the front door of the property. To the side we access the rear garden where we see the current owners real desire to protect the variety of mature trees that have been planted over the years. From the rear of the house a door opens to a clear garden area which consists of lawn and planting to the boundaries a path from here continues through the garden leading us to the southerly boundary. Within the garden a variety of fruit giving trees are in place as well as an elder, a choice of roses and various cottage garden flowers. A stunning oak tree stands to the boundary and houses an occupied barn owl box.

## 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. The exact outline of the boundaries will be provided prior to exchange of contracts, the site plan provided is for reference, our vendor will be in residence in the neighbouring property (Brambles) hence the divide of the plot.

## 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

Calor Gas central heating. Private Drainage. Mains Electric & Water  
Energy Rating: TBA

## Local Authority:

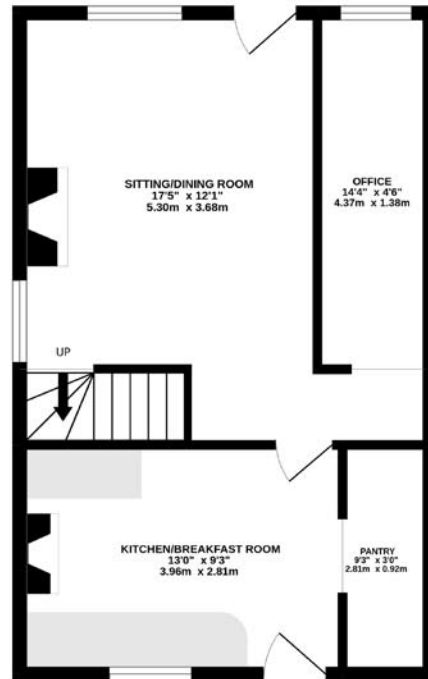
South Norfolk Council  
Tax Band: C (TBC)  
Postcode: NR35 2DL

## Tenure

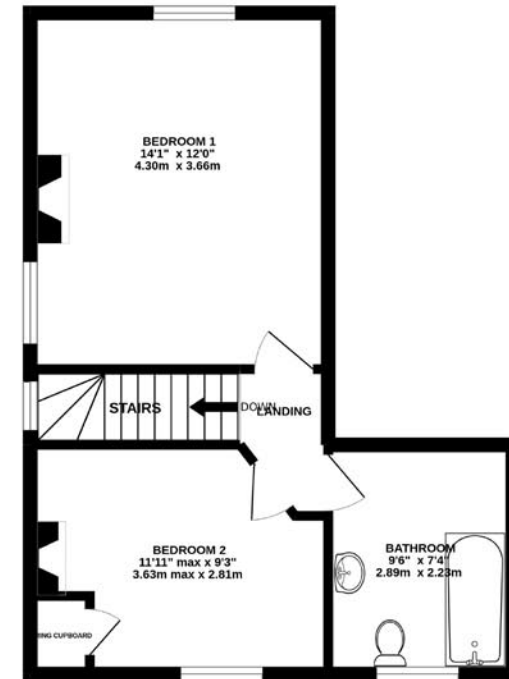
Vacant possession of the freehold will be given upon completion.

**Guide Price: £275,000**

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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