



112 Yarmouth Road
Broome | Norfolk | NR35 2PA

FINE & COUNTRY

HIDDEN TREASURE



“Totally private, down a long driveway, this house is an absolute gem. In the same ownership for over forty years, it’s a wonderful family home. The grounds extend to around 1.25 acres, so there’s plenty of space outside for a keen gardener or for children to play, while inside the flexible layout inside will meet many needs. Walk to the heath, the pub or to nearby Bungay – this is the perfect blend of seclusion and convenience.”



KEY FEATURES

- A Deceptively Spacious Detached Family Home, located in the Popular Village of Broome, Close to Bungay
- Four Bedrooms; Shower Room and Bathroom
- Three Reception Rooms and a Conservatory
- Large Workshop, this would be Ideal for Annexe Conversion (subject to planning)
- Garage, Carport and Store
- The Property has been Owned by the Same Family for over 40 Years and sits in approx. 1.25 acres of Stunning Gardens and Woodland
- The Accommodation extends to 2,779sq.ft
- Energy Rating: E

Driving down the road, you could quite easily miss this house. Set well back in a beautifully private plot, it's been totally transformed by the owner over the years, creating a fabulous family property with ample space inside and out. You can imagine raising a family here, children playing in the garden, hiding in the treehouse and growing their own fruit and vegetables. This is a lovely place in which to make memories and a property anyone would be proud to call home.

A Labour Of Love

When the owner and her family came here, almost 45 years ago, this was a pair of one up, one down cottages, dating back to the 19th century. It's been updated, improved and extended gradually, so it met the needs of the family living here. The owner's son remembers walking along some of the timbers when the roof came off! The oldest part of the house has kept its authentic character, with oak timbers and brick fireplaces, and the owner has nodded to this with the newer parts also having extensive use of solid wood and some brick features. One lovely extra is the framed auction listing, showing the building as 'Lot 3' in a late 19th century auction.





KEY FEATURES

Family Friendly

On the ground floor, two reception rooms have been opened into one, with a central chimneybreast dividing the space nicely. These have been used as a study and dining room, but would also be great as a family room or playroom, as both have access to the kitchen. There's plenty of space in the kitchen for a dining area, with doors leading out onto the patio to the south filling the room with sunlight. A walk-in pantry adds to the appeal. The generous utility room is at the other end of the ground floor and is a very practical addition to busy family life. Another hall and second staircase separate the utility from the sitting room and conservatory. These are open to one another and both have doors onto the patio, so this is again a lovely part of the house for family life or entertaining. Having two staircases means no end of fun for kids, running up and down and playing hide and seek, but it's also very practical. Two double bedrooms and a shower room sit at the top of one set of stairs, another bedroom and bathroom on the other side of the house, reached by the other stairs, with the massive master bedroom in the middle. Three of the bedrooms are dual aspect, all have built-in storage and all are lovely and light. Even the landings are large and the owners have used one as a study area and one as a reading nook.

Gorgeous Green Gardens

The owners have lovingly landscaped the gardens and there's a lot to enjoy throughout the seasons. Snowdrops give way to daffodils under the trees, there are some magnificent rhododendrons, a wildlife pond and plenty more. Sit out on the sunny patio (if it gets too hot, there's an electric awning above the doors from the kitchen) and you'll see many garden birds, including finches and green woodpecker. There are also muntjac deer – but you won't rabbits, as the owners have dug the fence in securely to keep them out. Kids will love the treehouse and the tree trunks that have been turned into decorative toadstools – this is a magical place for little ones. When you head down the drive you'll find yourself opposite a protected area of heath that's home to some fishing lakes. The village has a friendly and active community, so you'll be made to feel very welcome, whether you attend lunch events or head to the pub for a drink. You can even walk into Bungay, while schools, shops and more are just a few minutes' drive from your front door.





























INFORMATION



On The Doorstep

Broome is located close to the popular market town of Bungay and is south of Norwich providing a fine rural feel whilst local amenities are close by. Just off the A143 and under 2 miles from Bungay and 4 miles from the popular market town of Beccles where you will find a great selection of independent shops and amenities.

How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east.

Directions

Leave Beccles on the A146 towards Norwich, at the McDonalds roundabout, go straight over onto the A143 and continue on this road till the next roundabout, then take a left and continue on the A143 towards Diss. Continue on this road and then turn right on to Old Yarmouth Road. Continue on this road and the property will be found on the left hand side.

What Three Words Location

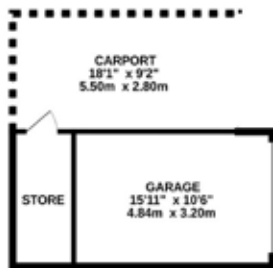
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[running.snowballs.refer](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council: Council Tax Band E
Freehold



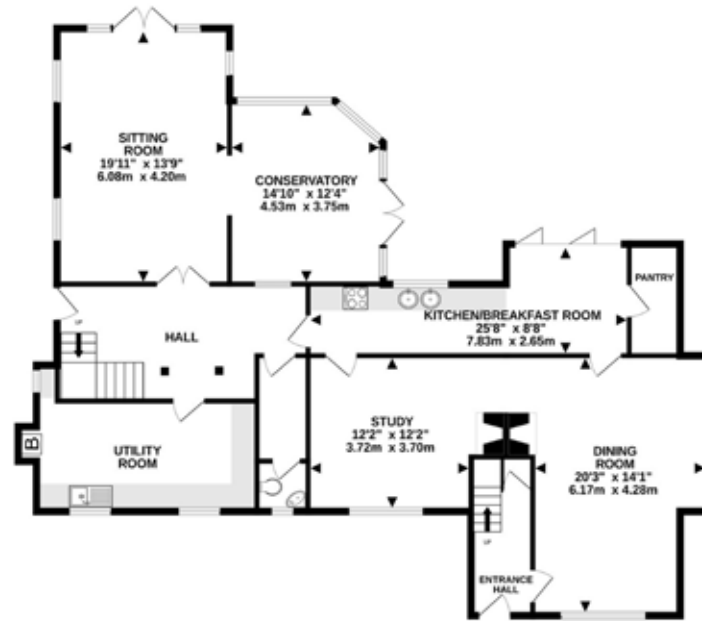
WORKSHOP
30'1" x 19'8"
9.18m x 6.00m



CARPORT
18'1" x 9'2"
5.50m x 2.80m

GARAGE
15'11" x 10'6"
4.84m x 3.20m

OUTBUILDINGS
979 sq.ft. (90.9 sq.m.) approx.



SITTING ROOM
19'11" x 13'9"
6.08m x 4.20m

CONSERVATORY
14'10" x 12'4"
4.53m x 3.75m

HALL

KITCHEN/BREAKFAST ROOM
25'8" x 8'8"
7.83m x 2.65m

PANTRY

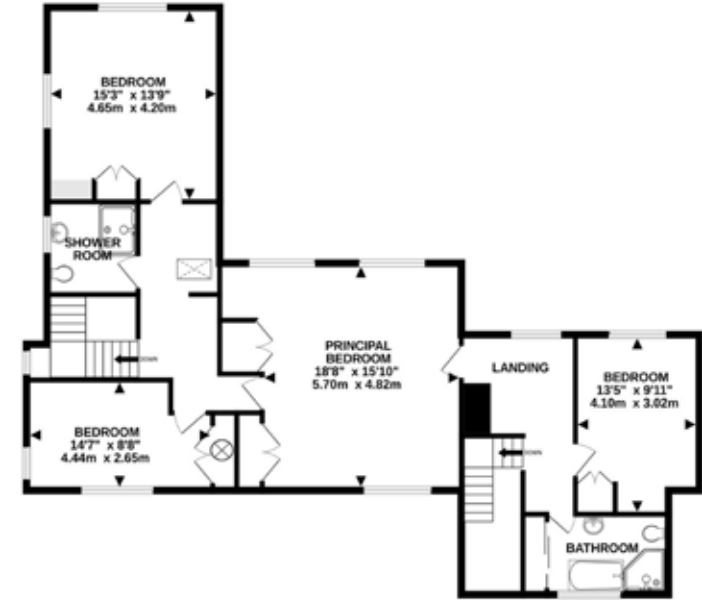
UTILITY ROOM

STUDY
12'2" x 12'2"
3.72m x 3.70m

DINING ROOM
20'3" x 14'1"
6.17m x 4.28m

ENTRANCE HALL

GROUND FLOOR
1542 sq.ft. (143.3 sq.m.) approx.



BEDROOM
15'3" x 13'9"
4.65m x 4.20m

SHOWER ROOM

PRINCIPAL BEDROOM
18'8" x 15'10"
5.70m x 4.82m

LANDING

BEDROOM
13'5" x 9'11"
4.10m x 3.02m

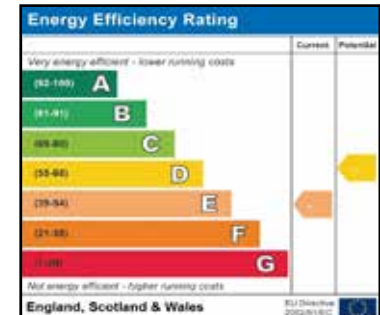
BEDROOM
14'7" x 8'8"
4.44m x 2.65m

BATHROOM

1ST FLOOR
1237 sq.ft. (115.0 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2779 sq.ft. (258.3 sq. m.) approx.
TOTAL FLOOR AREA : 3758 sq.ft. (349.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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