



*The Green,*  
Morningthorpe, Norfolk.



**MUSKER  
McINTYRE**  
ESTATE AGENTS



Hempnall - 1.9 Miles  
Bungay - 10.6 Miles  
Norwich - 11.8 Miles  
Southwold - 22.3 Miles

**Situated in the most stunning grounds extending to approx. 3 Acres (stms) and surrounded by open Norfolk countryside we are delighted to offer this deceptively spacious semi-detached cottage that has grown into an exceptional family home. Offering over 1750.sq.ft of accommodation this versatile property comprises four reception rooms, attractive kitchen and bathrooms along with three double bedrooms, the master enjoying both en-suite and a dressing room. Outside there is half an acre of formal garden space including an insulated Scandanavian Lillevilla log cabin home-office and a 2.5 Acre paddock with separate road access when required. Early viewing is recommended for this exceptional opportunity.**



### **Property**

From the large gravel parking area we enter the property via a rear door, which opens to the kitchen dining room where the feeling of space, light and character that flow throughout the home are instantly apparent. At over 22.ft the dining area has become the hub of the home designed around family living and entertaining alike, with a unique woven bamboo ceiling. A series of Velux roof windows fill the room with natural light whilst windows and French doors take in the view of the initial garden space. The kitchen flows open plan from the dining area perfect when entertaining! A range of solid oak units are set below contrasting granite tops, with an inset Belfast style ceramic sink. A door leading to the inner hall takes us to a large pantry area. Back in the dining area, internal French doors open to the family room further extending the space when needed whilst providing a spacious stand alone reception room which looks onto the front aspect. To the right we find the sitting room, with French doors providing plenty of natural light taking in a wider view of the grounds. On the opposite side we find the study where stairs rise to the first floor. Climbing the stairs to the first floor doors from the landing open to all of the rooms. On our right we find the first of the double bedrooms looking to the front aspect and onto 'The Green' stepping along the landing we find the family bathroom with a four piece white suite comprising a bath, separate shower, w/c and wash basin. At the foot of the landing we find the second double bedroom. Completing the accommodation the large master suite opens to a most impressive dressing room and recently fitted en-suite shower room, these spaces have been designed in such a way that a fourth bedroom could easily be created if needed.













### Outside

From The Green we approach the property via an extensive open parking area. A planted border garden fills the frontage with colour whilst double gates open the secure parking and turning space to the side of the property. Passing the gates the grounds instantly come to life as our eye is drawn in every direction where bursts of colour, contrasting paving, exotic plants and open green spaces are at every angle. The grounds initially provide a formal garden space where paths lead to a timber Scandinavian log cabin (home office) and out toward the lawns, stepping over the lawn we find ample storage sheds and a second timber cabin on the southern boundary whilst toward the northern side a vast vegetable garden is hidden behind a series of cleverly placed box laurel hedges, a set of large eucalyptus trees offers a superb focal point and shades the open fronted barbeque shelter, behind which are established fruit trees, including apple, pear, quince and damson. At the head of the garden a five bar gate opens to the paddocks where the exceptional presentation continues, the paddock extends to 2.5 Acres with a small stable and ideal ground for a variety of uses, such as equestrian, small-holding, horticultural or even glamping / camping (subject to permission). A separate gate leads in from Mill Road allowing heavy access without disturbing the formal grounds. The paddock is framed by established hedgerows with stunning trees and open countryside views. The property is surrounded by footpaths and bridle paths, within a short walk, making this ideal for horse riding and dog walking.

### Location

This charming semi-detached cottage is situated in a rural South Norfolk Hamlet surrounded by open countryside and green lanes, ideal for horse riding and walking alike. Just 2 miles North we find the village of Hempnall, with its village shop, well regarded Primary School and the popular Mill Bar whilst the Market Towns of Bungay and Long Stratton are a short drive away. The Cathedral City of Norwich is just over 10 miles to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 29 miles 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.  
Private drainage by newly fitted treatment plant.  
Oil Fired Central Heating.  
Energy Rating: TBA

## Local Authority:

South Norfolk Council  
Tax Band: C  
Postcode: NR15 2RZ

## Tenure

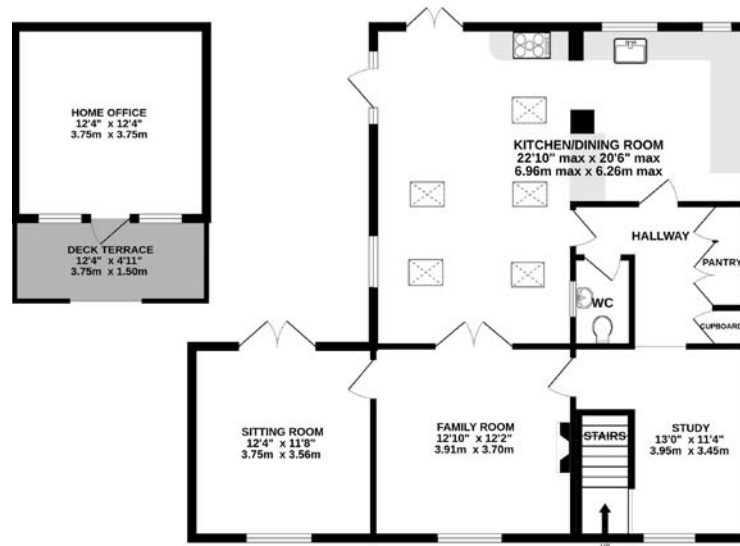
Vacant possession of the freehold will be given upon completion.

## Agents' Note

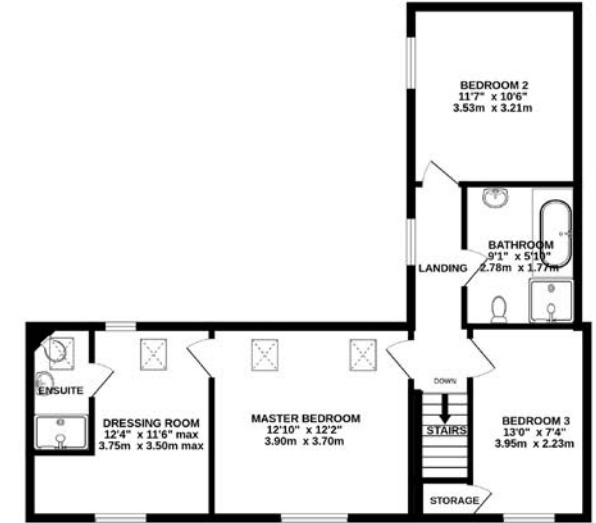
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £590,000**

GROUND FLOOR  
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 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.  
Made with Metropix ©2023

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Beccles 01502 710180  
Diss 01379 644822  
Norwich 01603 859343  
Harleston 01379 882535  
Loddon 01508 521110  
Halesworth 01986 888205



[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

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.

A member of OnTheMarket™



BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
[bungay@muskermcintyre.co.uk](mailto:bungay@muskermcintyre.co.uk)