



Pine Trees
Church Road | Earsham | Bungay | NR35 2TJ

FINE & COUNTRY

AWAY FROM IT ALL



Hidden away within a popular village, this period cottage enjoys a secluded position but is walking distance from the village hall, pub, primary school, playing field, leisure facilities and more. It's been carefully updated by the current owners without compromising on the authentic character features, and it's been a happy home to three generations of the family.



KEY FEATURES

- A Charming Detached Family Home
- 4 Double Bedrooms
- Master Bedroom with En Suite & Dressing Room
- Separate Dining Room
- Spacious Living Room With Woodburner
- Downstairs Annexe potential
- Attractive Village Location
- Charming Walled Garden with Double Garage
- The Property Extends to 3118sq.ft
- EPC Rating E

Set down a long drive, well back from the road, this home is hidden from passers-by and as a result feels wonderfully rural, with paddocks and fields around. It's easy to see the appeal of life here – all the more so when you start to explore the pretty property and the private gardens. The owners have raised their family here very happily and now that they're downsizing, you have the chance to make this welcoming home your very own.

Centuries Of Character

The property was originally built as an estate manager and gardener's cottage and would have been part of a nearby estate. Parts of the walled garden still remain nearby, along with some apple and fig trees, so you sense this is a special place as soon as you turn into the drive. Whilst the exact age of the house isn't known, the 'newer' parts are Georgian, so you have character features such as beams, an inglenook fireplace and areas of exposed brick, along with the beautiful proportions of Georgian homes, making for a comfortable and very usable home.

A Warm Welcome

During their years here, the owners have made a number of improvements, including fitting replacement bathrooms and a new kitchen. They have been careful not to compromise on any of the character and rather have focused on making sympathetic changes, such as roll top baths in the bathrooms. The main entrance is found to the front of the property, with the house to your right and the annexe to your left.





PANTRY

KEY FEATURES

The annexe has been home to a relative whilst the owners have been here, and they have enjoyed the fact that each part of the family has their own space, but they have the room to spend time together too. The owners have celebrated many special occasions here, including birthdays, baby showers, christenings and big family Christmases. With all this space, both inside and out, you can have 30-40 people comfortably.

Spacious And Versatile

The main house has two very well-proportioned reception rooms, both with attractive fireplaces. One is the sitting room and the other currently a formal dining room, but the rooms are versatile and could easily be used differently. Both are easily large enough to be multi-purpose. Then there's the kitchen, with a breakfast bar, pantry and doors to the garden and utility room. Upstairs, the master bedroom suite is stunning. In addition to the dual aspect and built-in storage, you have a separate dressing room, as well as an en-suite with bath and separate shower. The other two bedrooms are both doubles and share the family bathroom.

Embrace The Lifestyle

As you're close to the river here, you get a lot of wildlife and it feels much more rural than it is – you leave the outside world behind when you come down the drive. Take a wander into the village and you'll be surprised how much there is around here, including a primary school, popular pub, village hall, art gallery, café, gym, dairy and even a vineyard! You can walk to a local brewery, or walk into town. The nice thing is that you're far enough from the A143 that you don't hear it, but hop in the car and you can be on it in a minute. Fifteen minutes in the car and you can be in Diss, catching the train to Norwich or down to London. Beccles is on the doorstep too, with the coast and the Broads waiting to be explored.





















INFORMATION



On The Doorstep

The property is just a short stroll into the village of Earsham and nearby Woodton have primary schools, and secondary education is provided at Bungay High School (with a 6th form) or the Hobart High School in Loddon. Private and independent schools can be found in Loddon and Norwich. The village has a Grade 1 listed Anglican Church, an active village hall, and a public house. Doctors, dentist, banks, post office, filling station, supermarket, churches (Anglican, Catholic & Methodist), leisure centre, theatre, pubs, restaurants, supermarket, weekly market, and a selection of artisanal and independent shops including a fishmongers, deli, greengrocers, whole food shop, and artisan baker can be found in the thriving market town of Bungay (less than 3 miles away).

How Far Is It To?

Norwich, the Cathedral city and regional centre of East Anglia is approximately 14 miles away and is a thriving city with an international airport and a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the Chapelfields Development situated centrally within the city. The Norfolk Broads is close by 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. Diss can be found 17 miles to the south west of Earsham and also boasts a main line train station along with numerous amenities and an auction house.

Directions

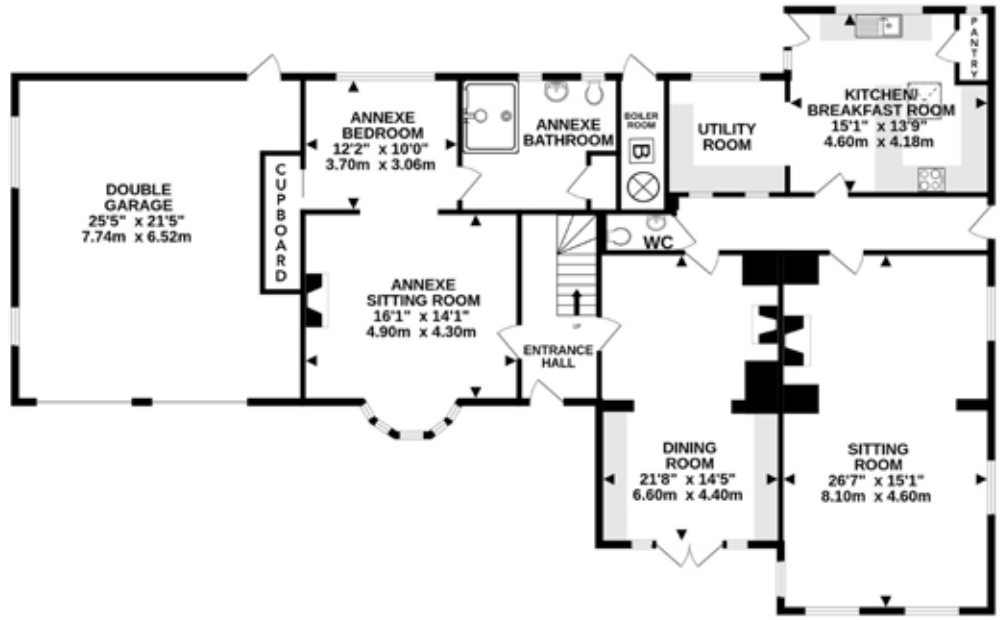
From Beccles, take the B1026 Bungay Road and follow for approx. 5 miles, continue straight onto Beccles road B1435, turn right onto Lower Olland Street A144, Follow Earsham Dam Road down into Earsham. Turn Left onto Milestone Lane and then left again onto Church Road. The property is a few moments down the road on your right hand side down a private gravel track.

What Three Words Location

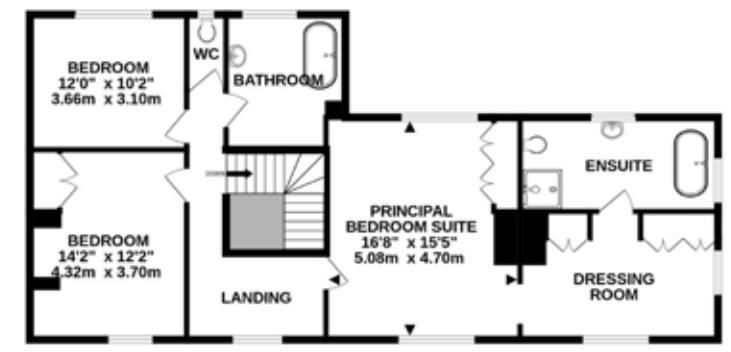
Clusters. Headlight. line -Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Norfolk Council - Council Tax Band F Freehold



GROUND FLOOR
2171 sq.ft. (201.7 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.

TOTAL FLOOR AREA : 3118 sq.ft. (289.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	43 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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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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