

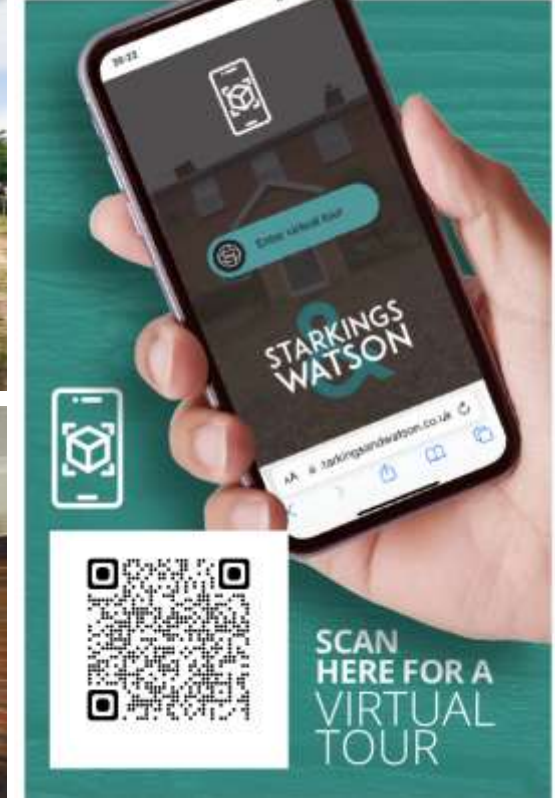
BUTT LANE

Burgh Castle, Great Yarmouth NR31 9QE

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Substantial Detached Family Home
- Approx. 1.4 Acres (stms)
- Panoramic Field Views
- Close to Town & A47
- Three Reception Rooms
- Four Bedrooms
- Self Contained Annexe
- Variety of Outbuildings & Double Garage

IN SUMMARY

Occupying a 1.4 Acre Plot (stms), this SUBSTANTIAL home offers over 4300 Sq. ft (stms) of accommodation including a SELF-CONTAINED ANNEXE, entertaining space, outbuildings and kennels. With a VERSATILE LAYOUT, the property is set back from the road and enjoys a NON-ESTATE SETTING with PANORAMIC FIELD VIEWS to side and rear. Close to GORLESTON and BRADWELL along with the A47, this RURAL RETREAT is ideal for MULTI-GENERATIONAL LIVING or INCOME GENERATION. The main home offers a welcoming hall entrance, 26' SITTING ROOM with FEATURE WOOD BURNER, 22' dining/family room, kitchen with VAULTED and GLAZED ROOF, study/utility room, shower room and CONSERVATORY to the ground floor. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing with a DRESSING ROOM and WARDROBE to the main bedroom. The ANNEXE offers a KITCHEN, sitting room, double bedroom and SHOWER ROOM - with its own SELF-CONTAINED ENTRANCE. The OUTBUILDINGS OFFER HUGE POTENTIAL, whilst the GARDENS are mainly laid to lawn.

SETTING THE SCENE

From the road a brick-weave entrance with walled boundaries to either side head to a brick pillar entrance, where the drive sweeps past front lawns, the main property and to the annexe. With a secondary entrance allowing an

'in and out' driveway, the front garden is substantial, well stocked, and offers ample parking heading towards to the double garage.

THE GRAND TOUR

The front entrance door takes you straight into the main entrance hall with a galleried landing above. The vaulted ceiling brings in excellent natural light, whilst storage is built-in, and doors lead to the main reception spaces. A mixture of exposed brick work and plastered walls complete the look. Double doors take you to the sitting room, a grand room with a window to front, and a large feature fire place with a wood burner. French doors open to the conservatory to allow an open flow when entertaining. The dining/family room is also a fantastic size, doubling as a snug space, with doors leading off to the utility room/study - a multi-purpose room with the floor standing boiler and appliances, and to the kitchen. The kitchen blends a good working space with a light and inviting room, set under a vaulted and glazed roof to part of the room, with space for a Range style cooker and other appliances. Views can be enjoyed across the garden, with a useful door to side. Also off the hall is a ground floor shower room, and then the 22' conservatory - a great space for dining and entertaining. The galleried landing leads to four double bedrooms - all great sizes and with tree lined views to both the front and rear aspects. The main bedroom leads to the dressing room and further built-in wardrobe, where there is clear potential for an en suite (stp). The family bathroom has been modernised and includes a bath and a run of built-in storage cupboards. The annexe is self-contained but also links via the conservatory if required. A central hall runs through the annexe, with doors off to the sitting/dining room, kitchen, double bedroom and shower room.



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THE GREAT OUTDOORS

The plot is a rectangle in shape, with the main property to front, and outbuildings and large garden expanse to the rear. Bordered with fields to two sides, various planting, shrubbery, hedging and trees can be found throughout the garden. Some gates and fencing segregate parts of the garden where previous uses once existed, whilst the various outbuildings all run to the left of the plot, with access from the front driveway. A useful 21' store can be found, with a further 19' bar/entertaining room with a kitchenette and adjoining store room. The kennels offer a variety of uses with cages still in situ, whilst the double garage is located off the annexe with twin doors to front, power and lighting.

OUT & ABOUT

Burgh Castle is a delightful countryside and coastal village which is located near Bradwell which offers a wealth of amenities including a supermarket, petrol station, and a few other small shops all within walking distance. Regular buses run from to other parts of Bradwell and onto Great Yarmouth via Gorleston. Bradwell also has doctors surgeries, pharmacies, dentists, a post office, petrol filling stations, pubs, clubs and a range of schools for all ages. Gorleston is about two miles away and has many more shops and amenities including a library, medical centre, banks, food stores, a supermarket, specialist shops, and some chain stores. Gorleston has a beautiful award winning unspoilt sandy beach and is a favourite with locals as it is much quieter than Great Yarmouth yet still retains some seaside attractions including cafes, shops and amusements. The James Paget regional hospital serving the eastern coastal area is also situated in the town.

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VIRTUAL TOUR

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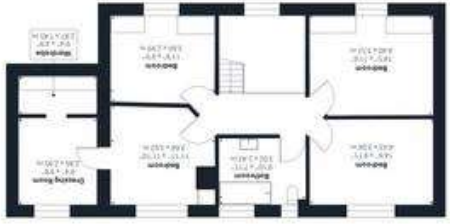
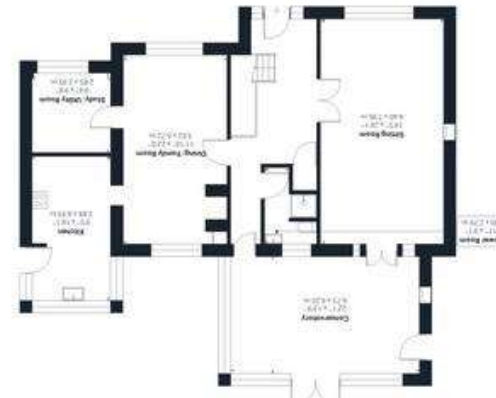
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Price:



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<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>			<p>Ground Floor Building 6</p> 
<p>(1) Excluding balconies and terraces</p>			
<p>Reduced headroom (below 1.5m/4.92ft)</p>			
<p>Approximate total area⁽¹⁾</p> <p>4384.60 ft² 407.34 m²</p> <p>Reduced headroom</p> <p>50.47 ft² 4.69 m²</p>	<p>Ground Floor Building 5</p> 	<p>Ground Floor Building 4</p> 	<p>Ground Floor Building 3</p> 
<p>Approximate total area⁽¹⁾</p> <p>4384.60 ft² 407.34 m²</p> <p>Reduced headroom</p> <p>50.47 ft² 4.69 m²</p>	<p>Ground Floor Building 2</p> 	<p>Floor 1 Building 1</p> 	<p>Ground Floor Building 1</p> 
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