



*Easrham Street,
Bungay, Suffolk.*



Beccles - 6.7 miles
Norwich - 16.1 miles
Southwold - 16.8 miles
Diss - 19 miles

An imposing Grade II Listed Town House situated in the heart of the vibrant Suffolk Market Town of Bungay. The property has formally served as office space under B1 usage and has now been granted permission to return to a single Residential Dwelling under C3. This handsome property boasts over 2500.sq.ft of versatile accommodation which has retained much of the original character and charm. This is a fantastic opportunity which really must be seen to be appreciated.



Property

Entering 8 Earsham Street we pass the pillared entrance and push open the front door where a decorative fanlight above hints toward the grandeur and dating of the original building. A lobby welcomes us before stepping into the impressive entrance hall where our dog leg staircase rises to the first floor. To the right we step into the first reception room where two sash windows are framed with the original wooden shutters. Light pours into the space and two cabinets are set to either side of the closed chimney. A door from here leads to a second large reception room where a window looks to the rear and we find a variety of safes set within the walls. Back in the hall we pass under the stairs case and find a walk in safe and door to the cellar. At the rear of the hall a door opens to the rear alley whilst internally a second hallway leads down to the kitchen and lavatory areas. A door from the kitchen again leads to the alley. A third good sized reception room is set off the hall, this would ideally incorporate with the kitchen to provide a modern family kitchen/dining room. A door from here opens to the parking space. Climbing the stairs we find a door on the half landing which opens to a covered external area which could possibly serve as a roof garden/terrace. The stairs continue to rise to the first floor landing. From here we find a large bedroom which mirrors the main reception room enjoying two windows onto Earsham Street and taking in a view of the castle above the roof tops. Two further double bedrooms lead from the main landing and a current large storage room is set adjacent to the main bedroom offering a potential dressing room or en-suite. Stepping to the rear of the building we pass stairs to the second floor and a door leads to a large inner hallway. The inner hall leads to a further large double bedroom space and the bathroom. Completing the accommodation we step onto the second floor from the close tread staircase. Two further rooms are found on the second floor going into the roof space one leading through the other. A store room leads off the front bedroom.







Outside

The property occupies an imposing position situated in one of Bungay's most sought after locations 'Earsham Street' From the front of the property we directly access the entrance from the public footpath whilst to the rear we find space to park one vehicle leading off 'Broad Street' a door leads from this area into the third reception room whilst a secure alley way also leads from Broad Street and provides access into both kitchen and the main entrance hall.

Location

The property occupies an imposing position situated in the centre of the vibrant market town of Bungay providing superb access to all amenities. Bungay offers a good range of all the necessary shops, schools, restaurants as well as the much respected Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool, gym and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss is 19 miles distant and provides another mainline link to London Liverpool Street (1hr 30mins) . The un-spoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance 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.
Mains Drainage.
Gas Fired Central Heating.
Energy Rating: Currently Not Required

Local Authority:

East Suffolk Council
Tax Band: TBA
Postcode: NR35 1AG

Tenure

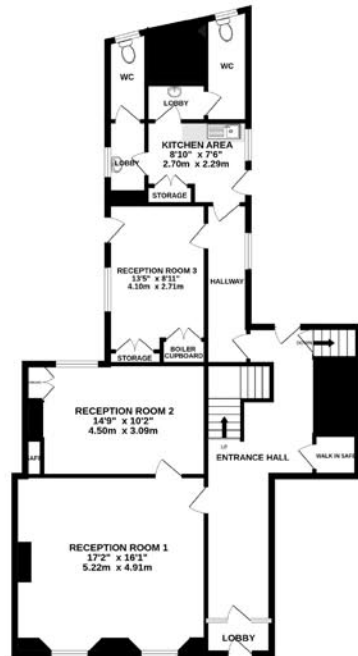
Vacant possession of the freehold will be given upon completion.

Agents' Note

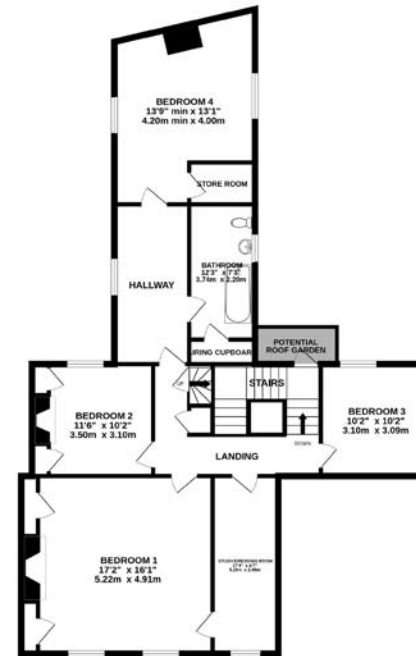
Permission has been granted by East Suffolk Council for conversion to a residential C3 dwelling.
Planning reference DC/21/3629/FUL.

Guide Price: £250,000

GROUND FLOOR
1030 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



2ND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 2644 sq.ft. (245.6 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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Offices throughout Norfolk & Suffolk:

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



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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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