



The Cottage,
Gillingham, Beccles.



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ESTATE AGENTS



Beccles - 1.5 Miles
Bungay - 6.5 Miles
Southwold - 14.9 Miles
Norwich - 16.4 Miles

A superbly positioned, deceptively spacious detached cottage situated in the Beccles suburb village of Gillingham. The property has grown over the years to now provide a spacious family home boasting over 1800.sq.ft of beautifully presented accommodation. Inside two superb reception rooms and a family kitchen dining room occupy the ground floor whilst upstairs we find the family bathroom and three generous bedrooms, the impressive master enjoying an en-suite and dressing room. Outside the discreet position offers private gardens which to the rear enjoy a southerly aspect. A large drive leads to the double garage, and workshop space. The plot extends to 1/3 of an acre. Viewing is essential to fully appreciate all this home has to offer.

Property comprises briefly:

- Entrance Hall
- Sitting Room
- Snug/Study
- Family Kitchen/Dining Room
- Master Bedroom with En-Suite & Dressing Room
- Two Further Double Bedrooms
- Family Bathroom
- Ample Off Road Parking
- Double Garage
- Large Workshop & Garden Store
- Stunning South Facing Gardens



The Property

Entering the property via front door we are welcomed by the entrance hall where the feeling of character yet surprising amount of space and light that run throughout this beautiful home is instantly apparent. Our dog-leg stair case rises to the galleried landing and doors open to all of the ground floor rooms. A large under stairs cupboard offers great storage and a full height closet offers the perfect spot for our coats and boots. Tiles offer a practical flooring solution and flow into the kitchen/dining room. At over 21.ft the kitchen/dining room is designed around family living and entertaining alike, windows to two aspects flood the room with natural light and two feature fireplaces remind of the age of the original cottage. Ample space is made for a family dining table whilst handmade units offer superb storage with solid wood work surfaces above. Space is made for our kitchen appliances and a butler sink compliments the finish. A door leads out to the drive. Back in the hall we find the snug, currently serving as a superb home office, the room boasts generous proportions offering much versatility. Completing the ground floor space we enter the true 'wow' factor of the property, the sitting room. This exceptional space enjoys two large windows to the front aspect whilst French Doors enjoy the view and open to the garden. Engineered oak flooring lines the room and a stunning red brick fireplace house the villager wood burning stove. Exposed timbers run across the ceiling replicating the character expected throughout the cottage. Stepping onto the galleried landing we find ample study or library space. To the rear of the landing we find our first two double bedrooms, both rooms enjoy a view to the kitchen garden. Our first room boasts a cast iron feature fire place whilst the second benefits from extensive fitted wardrobes. At the foot of the landing the family bathroom echoes the beautiful finish throughout. A classic freestanding bath dominates the room whilst a separate shower, w/c and pedestal basin complete the fittings which contrast against the exposed timber floor. Last but definitely not least we step into the master suite, this impressive bedroom space is further enhanced by a mezzanine above the en-suite and dressing room. Two windows look to the front of the property whilst a feature fan topped window takes in the views of the gardens. A door opens to the en-suite where a large shower cubicle, wash basin and w/c are set against slate effect floors and walls. On the opposite side of the room a door opens to the dressing room where fitted wardrobes line the space and a window fills the room with natural light.





Gardens and Grounds

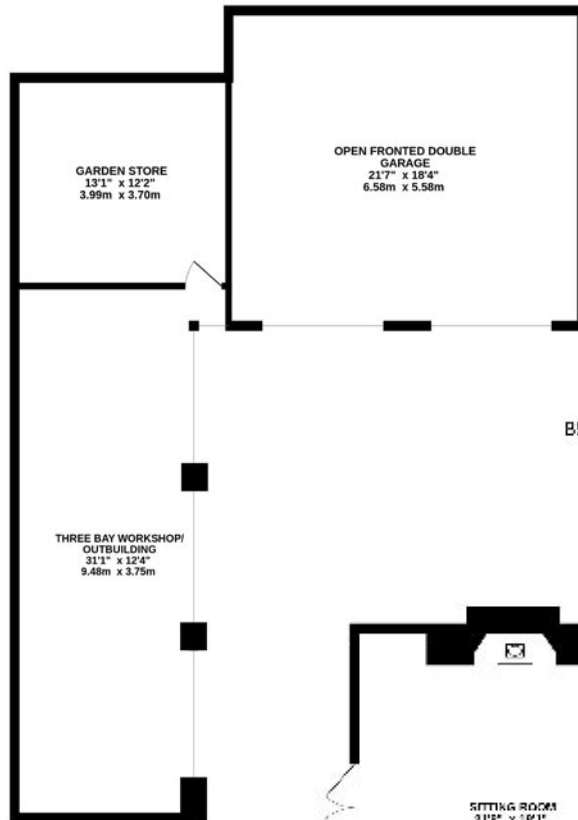
From 'The Street' we approach this superbly discreet family home passing a small shared entrance area which leads to a five bar gate opening to the extensive brick weave driveway and parking. Approaching the property our eye is drawn to the serpentine wall whilst flower beds filled with colour and scent frame the approach. The driveway leads to the front of the property and the double open fronted garage, whilst set to the eastern boundary a large three bay workshop offers a wealth of potential uses and leads into a large garden store. Access to the north side of the property leads to the kitchen garden whilst a gate on the south side passes the brick wall and enters the main garden. The garden is bathed in sunlight all day. From the French doors in the sitting room we step onto a large patio the first of our outside entertaining areas. Raised beds divide the patio and main gardens and a path passes through these taking in the colour and scents whilst leading to a large covered entertaining space. Fitted with a stove and electric points this space provides a perfect spot for parties or simply taking in the view of the grounds back toward the house. The main garden is laid to lawn with further planted beds offering bursts of colour. At the rear a gate leads to 'wild' area where a chicken run is currently in place, whilst returning to the house a the impressive raised kitchen garden is set to the western boundary.

Location

The property is situated in the popular village of Gillingham near Beccles, the village has a primary school, public house and a good bus service to Beccles, Norwich and Lowestoft. The old market town of Beccles is 1.5 miles away and provides a fuller range of amenities. The busy market town has many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town, there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.



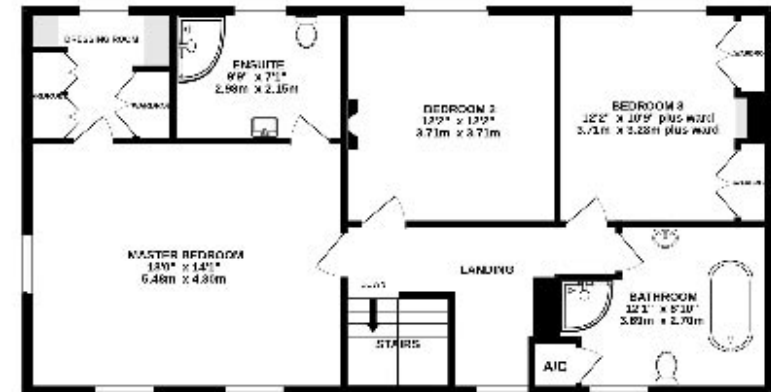
GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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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Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil Fired Central Heating

Mains Water

Mains Drainage

Mains Electricity

EPC Rating: TBA

Local Authority

South Norfolk Council

Tax Band: C

Postcode: NR34 0HT

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. The property is accessed from 'The Street' passing the shared entrance with 'Fieldside' A five bar gate from here opens to the grounds of 'The Cottage'.

Tenure

Vacant possession of the freehold will be



To arrange a viewing, please call 01986 888160

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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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