



Greenways  
Seething Street | Seething | Norfolk | NR15 1AL

FINE & COUNTRY

# MAKING MEMORIES



“A lovely period home with plenty of space both inside and out, this is a welcoming place indeed. Sitting in a plot of around an acre, with several versatile outbuildings, it offers a slice of country life with a sociable twist. The community here has proved to be a bonus, while the location, less than 30 minutes from Norwich and from the coast, is another huge draw.







# KEY FEATURES

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- A Spacious and Characterful Detached Family Home, dating back 200 Years, located in the Desirable Village of Seething and within Easy Reach of Norwich
- Sitting in a Generous and Private Plot of approx. 1 acre
- Five Bedrooms; Two Bath/Shower Rooms
- The Master Bedroom benefits from an En-Suite and a Balcony
- Kitchen/Dining Room with Separate Utility and Ground Floor WC
- Four Reception Rooms
- Several Large and Very Useful Outbuildings extend to 2,739sq.ft
- Private Driveway, Garaging and Ample Off Road Parking for Several Vehicles
- The Popular and Convenient Village Store/Post Office is Opposite
- The Accommodation extends to 2,475sq.ft
- Energy Rating: D

This period property looks like a pretty cottage from the front and appears compact. It's not until you come inside that you realise quite how large it is. With five bedrooms and four receptions, plus lovely large gardens, you can have your very own corner of the countryside and enjoy the lifestyle you've always dreamed of.

## A Sense Of Space

When moving here, space was important for the owner so she could host family parties and special occasions. The family have celebrated milestone birthdays, Christmas and New Year gatherings and even weddings here, so it's a place where they have made many memories – and now you have the chance to enjoy everything that this wonderful home has to offer. The gardens extend to around an acre and are ideal for families, with space for children to play out safely getting plenty of fresh air. There's a greenhouse and raised beds too. The outbuildings are another interesting feature. One has been converted into a pub, fully kitted out, with a dance floor in an adjoining barn, and means that you can socialise in there without disturbing anyone in the house. There's lots of storage and scope for a workshop, music room or gym – whatever it is you're looking for.







# KEY FEATURES

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## Appealing Character

The house itself dates back around 200 years in its oldest parts and has been beautifully and sympathetically extended using reclaimed materials. In recent years, the owner has redecorated throughout, refurbished the Aga, woodburner and windows, among other improvements. The layout here is an unusual one but extremely practical and works very well. You have two reception rooms to the front of the property, plus another reception, large utility and a cloakroom at the rear. In the heart of the home you'll find the wonderful Aga kitchen, with a cosy feel that draws you in. This room has a generous dining area and is part open through an arch to the spacious garden room. Altogether this makes for a fabulous entertaining area, right in the centre of the house, whilst still offering space for people to go elsewhere if they want to find a quiet corner. Upstairs, five well-proportioned bedrooms can be found off the landing. Four of them share the family bathroom, while the master has a recently fitted ensuite. This room also has a balcony where the owner likes to sit out and take in a breath of fresh air last thing at night or first thing in the morning. It faces west, so you can see some magnificent sunsets.

## Part Of The Community

The gardens here are very private and you could be in the middle of nowhere, but you do have neighbours around and you're very much part of the village community. The owner enjoys taking her grandchildren to the local park, plus there's a highly-regarded primary in the village which is ideal for young families. The village hall hosts plenty of events and groups, but it's the shop that the owner cites as the most useful amenity. Right opposite the house, it's literally a stone's throw from the front door. "The shop is brilliant – they can get anything you need, plus it's a Post Office which is so handy. It's incredibly useful having a well-stocked shop so close by." As previously mentioned, the village is a short drive from the city of Norwich and a short drive from the coast, so it's a great base from which to make the most of the very best of Norfolk and Suffolk.











HOW  
SWEET  
IT  
IS TO BE  
LOVED  
BY YOU



THE  
SECRET  
TO  
LIVING  
WELL























































# INFORMATION

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## On The Doorstep

Seething is charming village and lies close to the neighbouring parishes including Bergh Apton, Kirstead, Woodton, Hedenham and Mundham. There is a nursery within a few miles and an excellent first school in Seething village as well as local village shop, post office and village hall. Secondary schooling would be at Loddon (3 miles) with schools in the private sector at Langley near Loddon or Norwich. Loddon has an excellent centre with a variety of shops and amenities.

## How Far Is It To?

Norwich lies approximately 8 miles north west of Seething and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving market town of Beccles is approximately 13 miles south east. Situated on the River Waveney it has some good riverside walks as well as a plethora of shopping and eateries. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 20 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions - Please Scan The QR Code Below

Leave Beccles on the A146 towards Norwich. When you reach the main roundabout at Loddon, turn left onto Mundham Road and continue along this road and join Brooke Road. Turn left on to Seething Street. The property will be found on the right hand side.

## What Three Words Location

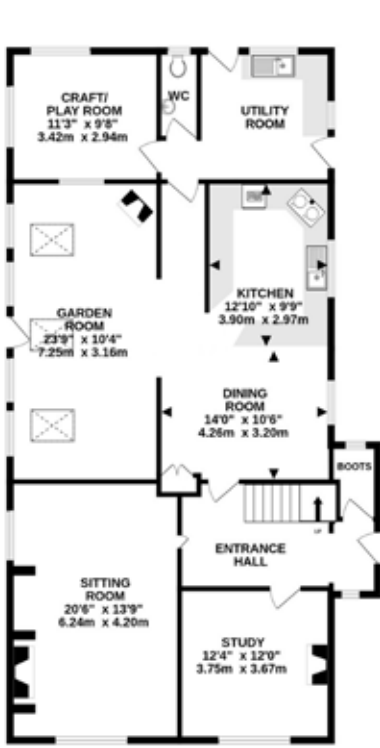
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [vito.respected.rankings](https://www.vito.com/what-three-words)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
South Norfolk Council - Council Tax Band E  
Freehold



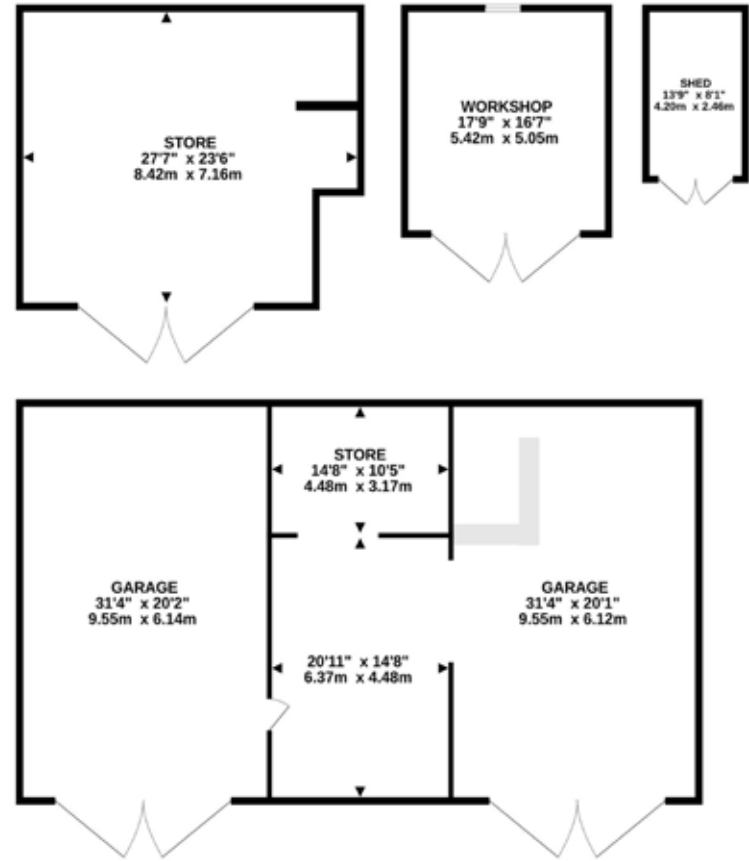




GROUND FLOOR  
1439 sq.ft. (133.7 sq.m.) approx.



1ST FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.

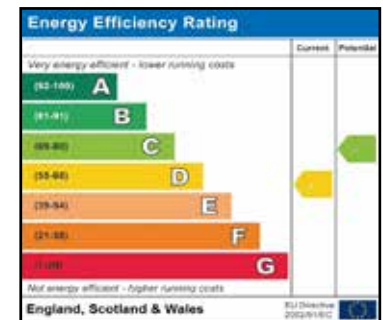


OUTBUILDINGS  
2739 sq.ft. (254.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2475 sq.ft. (229.9 sq.m.) approx.

TOTAL FLOOR AREA : 5214 sq.ft. (484.4 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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