



1 Church Farm Cottages
Pound Lane | Norfolk | NR34 0EX

A STYLISH SURPRISE



“If you’ve always hankered after country living but your taste is more contemporary than character, this stunning, open plan home will be right up your street.

A former farm cottage, now superb family abode, it’s been cleverly designed to make the most of the rural setting, looking out over open countryside and a pretty wildlife pond.

You have the security of neighbours but with plenty of space to call your own.

All just a short drive from the towns, the Broads, the coast and the city – what more could you want?”



KEY FEATURES

- An Immaculately Presented and Extended Cottage with Stunning and Far-Reaching Views
- Located in a Semi-Rural Position in Toft Monks and a Short Distance to Beccles
- Benefitting from Six Bedrooms; Three with En-Suite Bathrooms
- Open Plan Kitchen, Dining and Living Accommodation
- Separate Reception Room, currently used as a Playroom/Games Rooms/Cinema Room
- Large Driveway and Ample Parking for Several Vehicles
- A Detached Wooden Annexe Building Offering a Variety of Uses
- Large Plot measuring just under 1 acre including Pond, Gardens and Courtyard
- The Accommodation extends to 2,497sq.ft
- Energy Rating: C

Complete with a modern outbuilding that's currently a games room, this generous home has heaps of style and is filled with light throughout the spacious accommodation. It's recently been extended and renovated, so there's no work to do – move in and enjoy it all, right from the start!

At Home With Nature

Imagine looking out of your window to see a heron perched on the fence, or a kingfisher darting past. Here you're in the countryside, with otters, deer and so much more to see – this home really does enjoy a wonderfully idyllic setting. You have neighbours around but your plot extends to around an acre with plenty of private outside space, so you can sit out and feel as though you're in your own corner of the countryside. The fenced pond is home to a family of ducks, while the lawned area is the perfect spot for children to play out in the fresh air. There are dog walks aplenty on the doorstep, just waiting to be explored, while the village pub is deservedly popular and there's a train station just five minutes away. Living here, you can embrace the very best of country life, but you never have to go far for day-to-day essentials, leisure activities, schools and more. Your nearest town is Beccles, a picture-perfect spot that's full of listed buildings lining the pretty streets. The historic city of Norwich is also within easy reach.





KEY FEATURES

Sociable And Stylish

Whilst it was the superb setting that initially drew the owners here, the exceptional interior is now a huge attraction. What was a smaller cottage is now a beautifully spacious and bright contemporary home that skilfully balances open plan living with quieter spaces for relaxation. "We wanted to make the most of the setting, with large picture windows that frame those amazing views. The floor to ceiling windows in the master bedroom offer the very best view of all. We also wanted everything finished to a very high standard, intending to make it our forever home. We've added extras, like the Quooker tap in the kitchen, three double ovens, a central island with integrated appliances and more. The flooring has been carefully chosen to be heavy duty and family friendly whilst being warm and soft underfoot. We put so much thought into everything."

Ready For Every Occasion

The rooms here are exceptionally well proportioned and the owners have made excellent use of space. Double doors lead you into an entrance hall that doubles as a snug, cosy with the log burner, plus access to the useful utility room and ground floor shower room. Move through here and make your way through the lobby, the family room to one side filled with morning sunshine and incorporating built-in storage for toys and games. You enter the dining room, open on one side to the magnificent kitchen and on the other side to the main sitting room. Both the sitting and dining rooms have bifold doors, so again, you can enjoy a real connection to the natural world outside. These areas are also perfect for entertaining and for memorable parties with space for plenty of guests. Upstairs, you have lots of room for your guests too. The two largest bedrooms have en-suites, while the other four bedrooms share a generous family bathroom. All the bath and shower rooms here have a truly luxurious and high-spec feel, as though you're in a boutique hotel. No expense has been spared! Step outside and there's another very attractive feature – a large Scandi-style cabin that has been used as a games room. This would be perfect for any budding artist or craftsman, as a music room, a den for teens hosting friends without getting under their parents' feet, or as a super home office. There are so many options here – this is a house that puts a massive tick in every box!





























INFORMATION



On The Doorstep

The small community of Toft Monks can be found only a short distance to the sought after market town of Beccles which offers an extensive range of amenities including leisure, cultural and shopping facilities as well as a main line rail link to London.

How Far Is It To?

Norwich lies approximately 18 miles north west of Toft Monks and offers a wide range of facilities as well as a main line rail link to London Liverpool Street and international airport. The attractive market town of Beccles is 6 miles South with its large variety of shops and addition train links. Loddon is just over 4 miles away and the Suffolk coastal area of Southwold can be reached within approx. half an hour.

Directions - Please Scan The QR Code Below

When leaving Beccles head towards Norwich on the A146, when you reach the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Continue along this road until you reach the signpost on the left hand side for Clinks Farm Shop. Turn on to Pound Lane and continue along this road for just over half a mile and the property will be found on the right hand side.

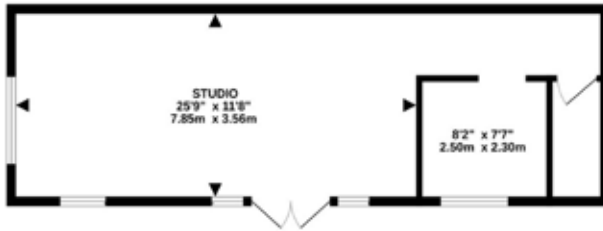
What Three Words Location

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... [hedge.ducks.paddlers](#)

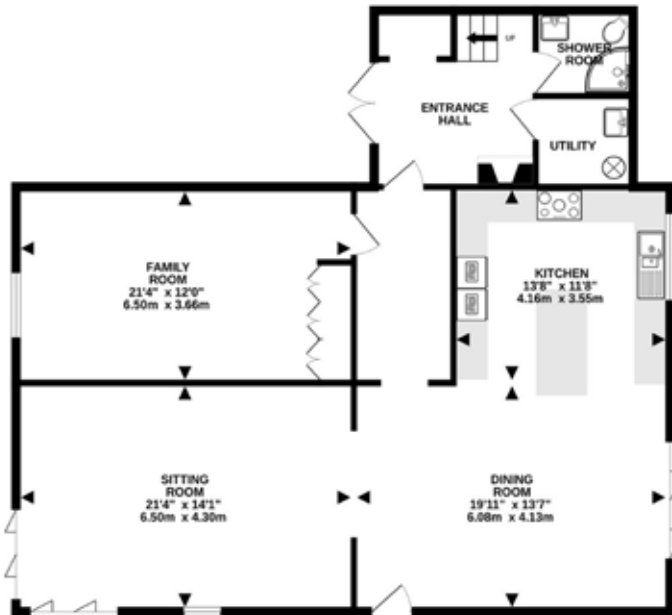
Services, District Council and Tenure

Oil Central Heating (Underfloor Downstairs), Mains Water, Private Drainage via Septic Tank
Broadband Connected - Fibre provided by Sky
Mobile Phone Signal - Good on all Networks according to the Vendor
South Norfolk Council - Council Tax Band C
Freehold

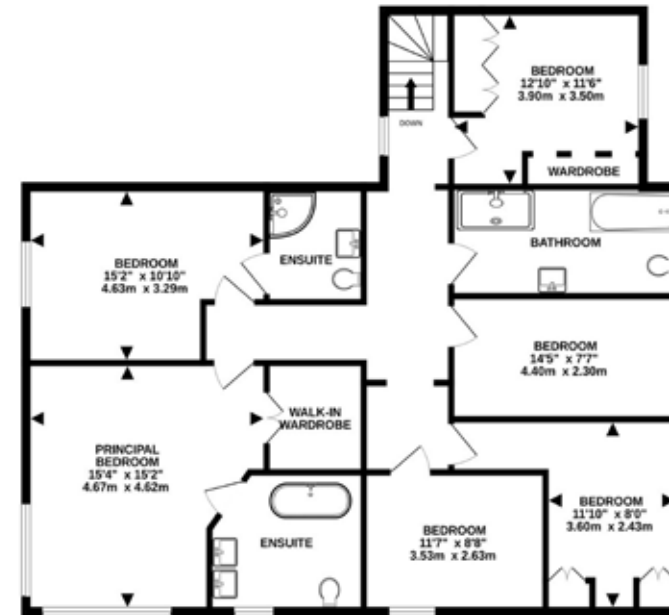




OUTBUILDING
442 sq.ft. (41.1 sq.m.) approx.



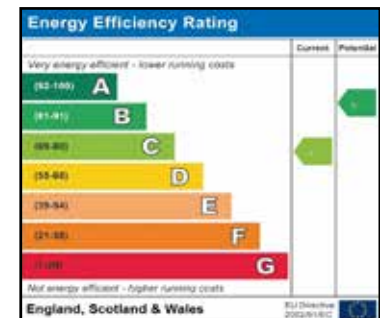
GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
1251 sq.ft. (116.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 2497 sq.ft. (232 sq.m.) approx.
TOTAL FLOOR AREA : 2939 sq.ft. (273.1 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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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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