



1 THE SAWMILLS

FLIXTON HALL ESTATE, FLIXTON, BUNGAY, NR35 1NP



An impeccable 4 bedroom property formerly part of the old sawmill, situated on the Angles Way within the Flixton Hall Estate

This unique and captivating home offers a blend of character features, spacious living quarters, and a picturesque and idyllic countryside location. The main reception room is one of the beguiling attractions in this home, not only due to its size, but with high vaulted ceilings, wood burner, and mezzanine, currently used as a home office. The downstairs is completed with an attractive sun room/orangery, a well presented L shape kitchen breakfast room, utility room, a modern shower room and a large workshop/garage. On the first floor you'll find 4 bedrooms, the principal benefitting from ensuite, and a family bathroom. Outside is an alluring setting, with walled enclosed mature gardens with mostly laid lawn, and a courtyard seating area. There is long gravel drive leading to the property, and ample parking.

LOCATION

Flixton village is nestled amongst open countryside and arable fields. Flixton is a small hamlet well known for its Aviation Museum and also benefits from a village pub (the Flixton Buck) and a church. The

market towns of Bungay and Harleston are minutes away and have everything you would expect and need from a town including supermarkets, post offices, schools, cafes, doctors and good independent shops. Beccles is approximately 12 miles from the property and has a train station which connects via Ipswich to London Liverpool Street. For sailing and beach enthusiasts, Southwold and Walberswick are approximately 17 miles away.

SERVICES

Oil fired central heating and log burner. Mains water and electric. Drainage via private treatment plant. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

East Suffolk District Council
Council Tax Band E

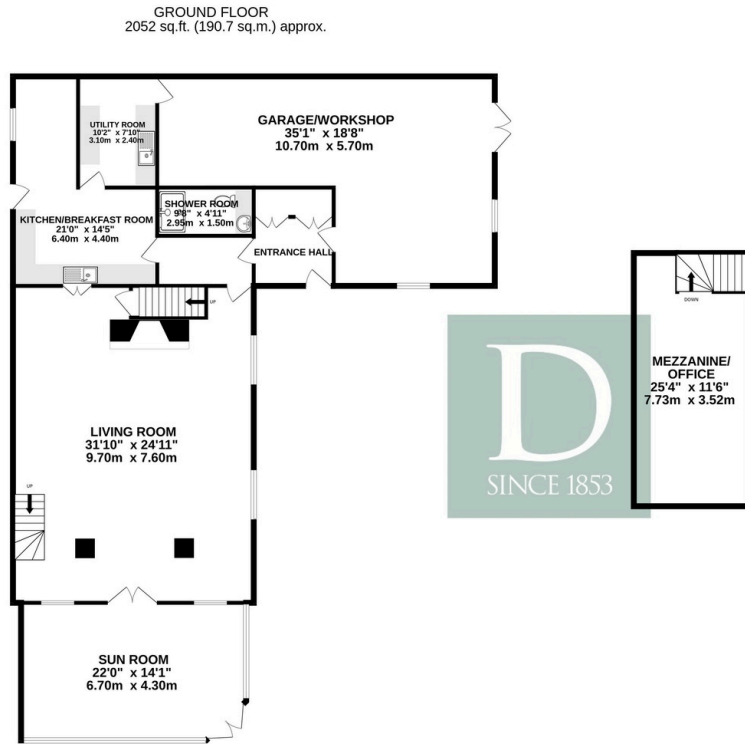
VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.

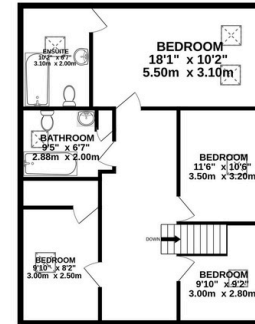




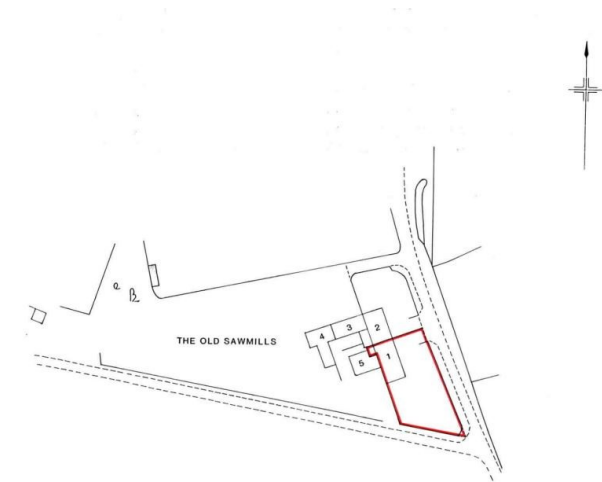
FLOOR PLAN



1ST FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



LOCATION MAP



AGENTS NOTE

The vendor has advised that during exceptionally heavy rain in 2001, some flooding occurred. We have been informed that remedial work was carried out on the surrounding farmland drains to rectify this, and nothing further has occurred since.

TOTAL FLOOR AREA : 3138 sq.ft. (291.5 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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