



Bensteads Farm,
Mettingham, Bungay, Suffolk.



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ESTATE AGENTS



Bungay - 3.9 miles
Halesworth - 7.2 miles
Southwold - 15.7 miles
Norwich City - 19.0 miles

A truly unique opportunity to purchase this largely un-altered, but well cared for, four bedroom, detached, 16th Century Farmhouse situated within The Broads Heritage Park in the ever popular Waveney Valley. The property occupies a site in excess of 13. Acres (stms) offering uncompromised wild gardens, orchards, hard standing and low level marsh grazing. A Timber Frame Barn with attached garage stands on site offering a wealth of additional potential for a new owner whilst an open fronted former cartshed provides a double garage space and a large former cattle shed is also found. The property has been protected by the current vendors over the last two decades retaining features rarely seen today. Viewing is essential to appreciate the space, location and character on offer.



The Property

Entering Bensteads Farmhouse via the front door we pass over the cottage garden which leads from the extensive hard standing which forms part of the driveway. Pushing open the front door to the sitting room the feeling of space and natural light rarely associated with a property of this era is instantly apparent whilst our eyes are drawn to the many charming features that have remained so well protected by the current owners. The brick floor is a delight to behold whilst the beam lined ceiling and inglenook fireplace encapsulate the building. To our left two doors lead onto; the study which enjoys a view over the frontage of the property whilst to the rear we step through the laundry (utility room) and into the ground floor lavatory. Back in the sitting room a door opens to the foot of the stairs that rise beside the fireplace whilst at the rear of the room a series of internal windows look into the kitchen breakfast room whilst a doorway opens to the same. Passing the under stairs cupboard we find the formal dining room which enjoys a dual aspect with a window looking onto the frontage and French doors opening to the garden. A charming brick inglenook houses a second wood burning stove. At the rear the kitchen breakfast room offers a generous space for informal dining and cooking and enjoying the view over the gardens and beyond to the acreage, a classic butler sink is set below the window whilst the Aga takes centre stage in the room. A small lobby leads to the garden whilst on the right of the room a rear porch again leads to outside and the impressive walk in pantry. Climbing the stairs to the first floor we step onto the spacious landing which opens to the first three double bedrooms, bathroom and lavatory. Bedroom four is accessed via bedroom three and offers a fourth substantial double room with potential for re-configuration of the lavatory and bathroom allow for direct access off the landing. Oak floor boards line the entire first floor whilst windows in all of the bedrooms enjoy the stunning open views of the grounds. The lavatory is fitted with a sink and w/c whilst substantial bathroom boasts a bath, wash basin and vast cupboard space. Returning to the landing we find a door opening to the second staircase which rises to the attic. The attic spans the width of the property and offers two spaces divided by the chimney breast, oak floor boards again line the space whilst a window on each gable end fills the two rooms with natural light. This completes the accommodation.



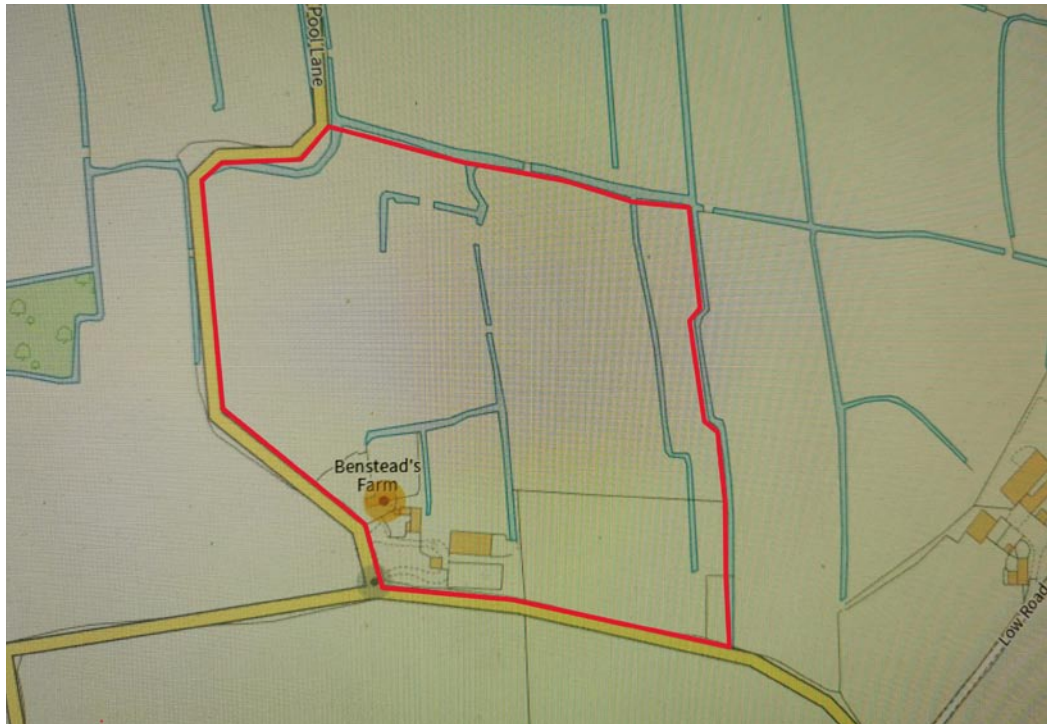


Gardens and Grounds

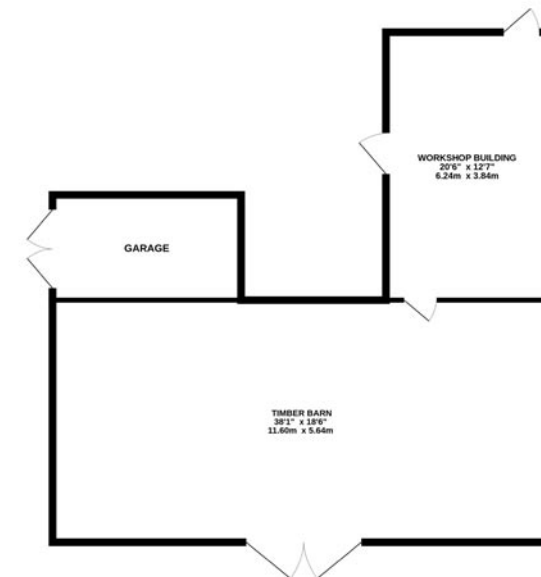
Bensteads Farm is positioned on a private, rural yet not isolated plot which offers in excess of 13 Acres (stms) ideally situated for access to the market Towns of Bungay and Beccles whilst enjoying stunning un-interrupted views from every aspect. The Farm House sits in 1.57 Acres (stms) of informal gardens that wrap around the property providing open areas of truly wild but well kept natural gardens stocked with a wealth of native flowering plants whilst a vegetable patch and orchard area which boasts a variety of fruit giving trees provides a crop on site. To the front a large area of hard standing offers ample parking and leads to the front of the house. The hardstand continues offering access to both the open fronted garage and impressive former cattle shed. Passing the cattle shed the hard standing returns and leads us to the impressive timber barn. This barn has been constructed, as so often from older timbers imported to site and offers a fascinating interior that boasts 962 sq.ft of space at ground floor level. The building offers a 3.2m height to the first joists and 6.81m to the peak of the ridge. A second entrance from Low Road leads to the outbuildings. Beyond the gardens we find the additional 11.72 Acres (stms) of low level grazing land set to the north and east boundaries of the garden, this space is framed by mature well kept hedgerows and drainage ditches. Our vendors have allowed cattle grazing on the land but it offers a superb opportunity for a range uses or to simply enjoy

Location

The property occupies a peaceful, rural but not isolated position conveniently located close to the attractive Waveney Valley Market Towns of Bungay & Beccles both of which provide excellent local bus services, numerous shops, schools, and all other essential amenities which may be needed. Beccles offers a mainline train link to London via Ipswich. The Cathedral City of Norwich lies approximately 20miles to the north with a direct mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoiled Suffolk coastline is within an easy driving distance.



GROUND FLOOR
1078 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, the measurement of areas, volumes, claims and any other items are approximate and no responsibility is taken for any error or omission in the plan. The plan is for general reference only and should not be used for any purpose other than that intended. The vendor, agent and advertiser shall not be held liable for any error or omission in the plan. The plan is for general reference only and should not be used for any purpose other than that intended. The vendor, agent and advertiser shall not be held liable for any error or omission in the plan.





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 AGA & Two Woodburning

Stoves

Mains Water

Private Drainage (Recently installed treatment plant)

Mains Electricity

Local Authority

East Suffolk Council

Tax Band: E

Postcode: NR35 1TP

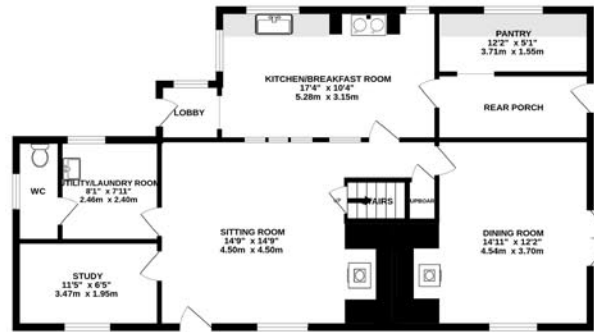
Agents Note

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.

Tenure

Vacant possession of the freehold will be given on completion.

GROUND FLOOR
964 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
927 sq.ft. (86.1 sq.m.) approx.



2ND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 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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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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