



The Old Post Office
Seething Street | Seething | Norfolk | NR15 1AL

SPECIAL DELIVERY



“This former Post Office is full of character and is something of a Tardis, being much larger than it first looks. With a beautiful and private garden and a convenient yet quiet village location, it’s a truly lovely place to live, both peaceful and well connected, equidistant from Norwich and Beccles.

A roomy annexe adds to the appeal and the large bright rooms are sure to seal the deal.”



KEY FEATURES

- A Spacious and Characterful Detached Family Home Dating Back 200 Years
- Five Bedrooms: Four Bath/Shower Rooms, Three of which are En-Suite
- Kitchen/Breakfast Room with Separate Utility Room
- Four Reception Rooms including Large Sitting Room with Wood Burner
- Flexible Living Space, Perfect for Larger Families or Multi-Generational Living
- Solar Panels providing more Cost Efficient Living
- Located in the Desirable Village of Seething and Easy Reach of Norwich
- Private Driveway, Double Garage and Off Road Parking for Several Vehicles
- The Popular and Convenient Village Store/Post Office is Opposite
- The Accommodation extends to 3,514sq.ft
- Energy Rating: C

In the heart of the village of Seething, opposite the village store and Post Office, you'll find this attractive period cottage that was the original Post Office. Today it's a charming character property and it's been a much-loved home to the owner and her family. With four double bedrooms and three receptions, in addition to the annexe, there's an abundance of space here and it's incredibly flexible too.

Finding The One

When the current owner first viewed what is now her home, as soon as she stepped into the kitchen she knew this was the place for her! With that spacious, sunny and sociable kitchen, plus the annexe for an adult child living at home, this property put a big tick in every box on her wishlist. "Having moved up from the southeast, I love how clean the air is here and how private the garden is. It's such a relaxing haven and a wonderful place to gather my family and make memories together." It's practical too, with solar panels to help keep the bills down.





KEY FEATURES

Rising To Every Occasion

You enter into the original part of the property and find a large formal dining room to your right, running the full length of the original cottage. Double doors lead into the kitchen to one side and into the sitting room to the rear. The original front room with its handsome fireplace is now a lovely snug, part open to the aforementioned kitchen breakfast room. When cooking in here, you're connected to all three reception rooms and there's plenty of space for a family table too, so you can chat to your guests or catch up with your kids at the end of the school day. The main sitting room is a more modern extension and comes as a lovely surprise, being of excellent proportions, filled with light and with doors to the garden on two sides. A contemporary log burner sits in one corner and ensures the room remains cosy even on the coldest of nights. From here you can access the annexe, with its own large sitting/dining room, a shower room and bedroom. This would also work well as a business premises if required. Upstairs, back in the main house, the master bedroom has a private en-suite and dressing room, with a further en-suite bedroom at the far end of the cottage. The remaining two double bedrooms share the family bathroom.

Perfectly Positioned

The double garage has also proved useful, as one of the owner's children worked on his racing bikes and cars here. Again, there's potential for conversion, subject to planning. Step out into the attractive garden and you'll see some lovely shrubs, plants and lilac trees. You're totally private out here – in your own world – but you'll have plenty of wildlife to keep you company. The rear garden faces west, so you can sit out here and watch magnificent sunsets. When you need to head out, you'll find the village shop and Post Office over the lane, plus a primary school just down the road. If you're moving into the area, you'll find it easy to meet people – just head to the monthly community lunch or monthly coffee morning at the village hall. You're halfway between Norwich and Beccles here, so you can take your pick when it comes to supermarkets and a wider choice of amenities. Both have so much to offer, with watersports on the Waveney at Beccles and plenty of art and culture in both town and city.







The Sun













INFORMATION



On The Doorstep

Seething is a charming village and lies close to the neighbouring parishes of Bergh Apton, Kirstead and Mundham. The village of Brooke is also just 2 miles away which has good local facilities including a farm shop, public houses, hair salons, café, florist, vet, garage, cricket club and a bus service to Norwich and Bungay. There is a nursery within a few miles of Seething and an excellent first school in Seething village itself, as well as a local village shop, post office and village hall. Secondary schooling would be in Loddon (2.5 miles) or Poringland/Framingham Earl (5 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 including a bus service to Norwich and Beccles.

How Far Is It To?

Norwich lies approximately 9 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 9 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 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 opposite the village shop.

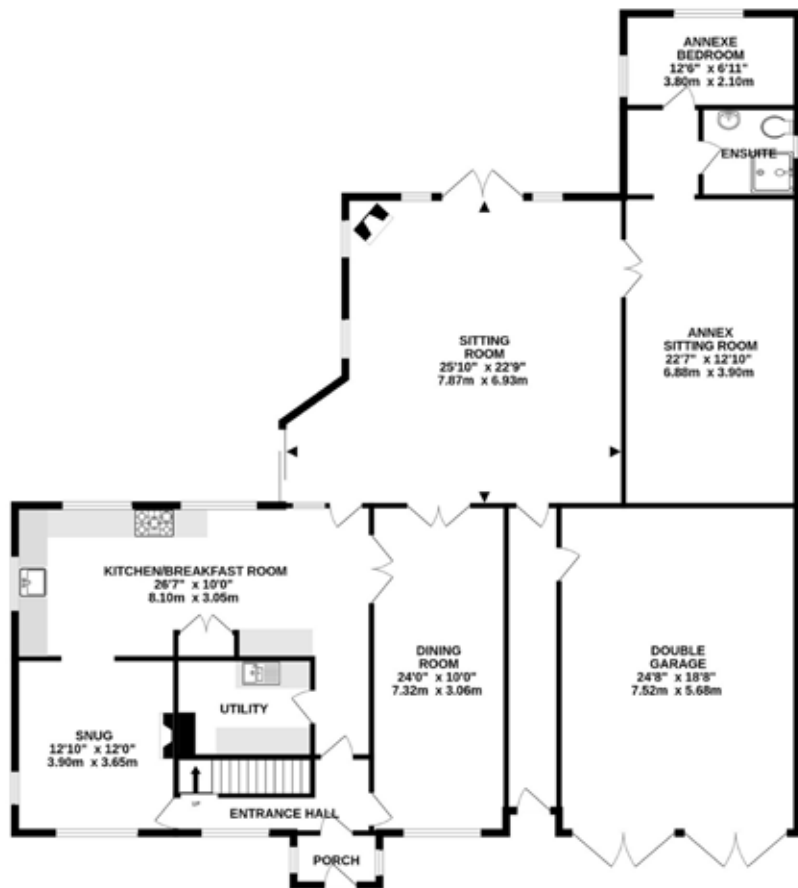
What Three Words Location

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...
[apron.chairing.vitamins](https://www.apron.chairing.vitamins)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Superfast Broadband Available, Up To 80 Mbps - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
South Norfolk Council - Tax Band E
Freehold





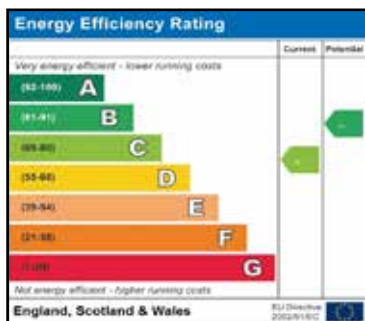
GROUND FLOOR
2410 sq.ft. (223.9 sq.m.) approx.



1ST FLOOR
1103 sq.ft. (102.5 sq.m.) approx.

TOTAL FLOOR AREA : 3514 sq.ft. (326.5 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
Made with Metropix ©2024



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

