



# CARLTON HOUSE FARM

METTINGHAM



A substantial grade II listed farmhouse, set in grounds of 1.42 acres boasting a wealth of character and charm. Part of the property is believed to date back to the 16th century.

Carlton House Farm is an impressive detached farm house situated in a rural setting, offering accommodation of circa 4700 sq ft. The ground floor accommodation comprises of an entrance hall with stairs leading to the first floor. The principal reception rooms are also located off the main entrance hall, these included a dual aspect drawing room with alcove storage and woodburner, the sitting room also boasts a woodburner with Victorian features. There are two further reception rooms off the Hall including a Dining Room and Study. The farmhouse style kitchen with 4 oven Aga, sits between the Dining room and large utility room, the utility room has access to the cellar and storage areas. From the rear entrance of the property there is a further office and downstairs shower room useful for muddy boots!

The first floor offers five double bedrooms all located off the landing, there is a dressing room which could be converted into a sixth bedroom situated next to the Master bedroom and two family bathrooms comfortably serving all bedrooms. There is a further

staircase leading to two converted attic rooms.

The farmhouse is approached via a long drive leading to a parking area to the front of the property, the drive also leads to the rear of the property where there is further parking and a garage. There is a paved patio area overlooking the gardens and beyond. There is potential to purchase more land if required.

Viewing is highly recommended to appreciate this stunning property.

#### Location

Carlton House Farm is located 1 mile south east of the market town of Bungay which offers a variety of shops, cafes and restaurants, as well as primary and secondary schools.







### SERVICES

Mains electricity and water are connected. Drainage is to a private system and central heating is provided for by an oil-fired boiler (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - G

### AGENTS NOTES

A right of way in favour of the farmhouse will be granted over the driveway of the next-door property

A fence will be erected behind the house between the farmhouse and the neighbouring property.





SUBSTANTIAL  
GRADE II  
LISTED  
FARMHOUSE





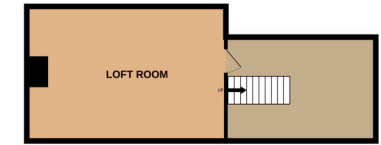
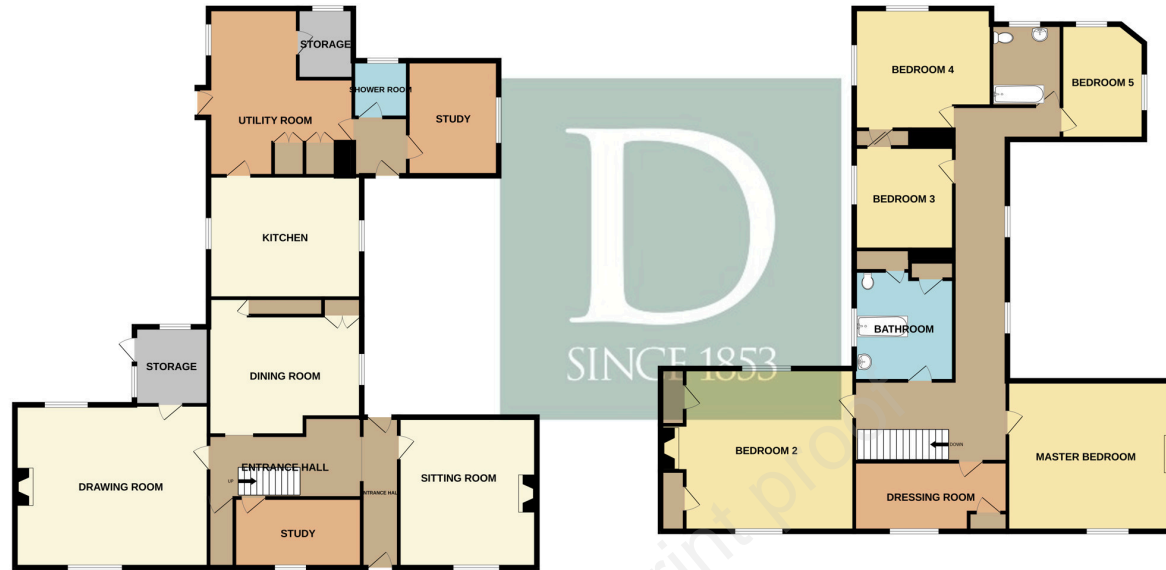
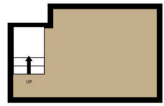
## FLOOR PLAN

BASEMENT  
149 sq. ft. (13.8 sq. m.) approx.

GROUND FLOOR  
1856 sq. ft. (171.9 sq. m.) approx.

1ST FLOOR  
1697 sq. ft. (157.6 sq. m.) approx.

2ND FLOOR  
470 sq. ft. (43.7 sq. m.) approx.



TOTAL FLOOR AREA : 4152 sq.ft. (385.7 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 NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

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