

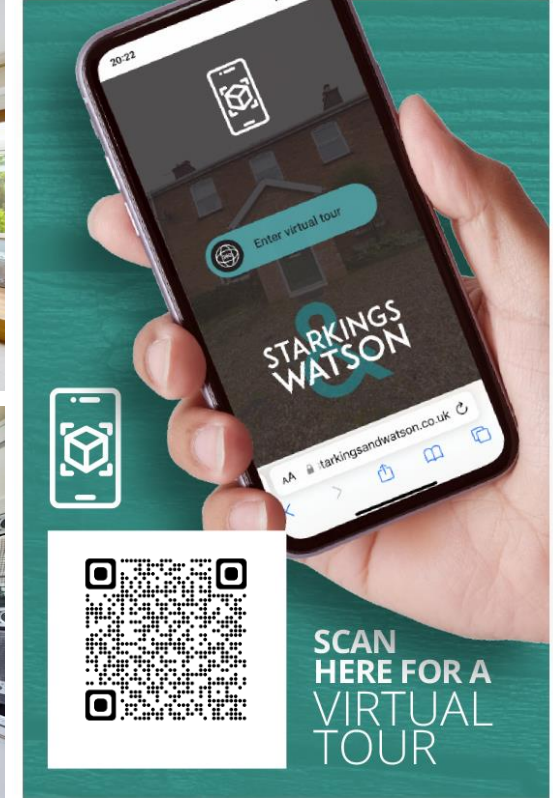
DISS ROAD

Scale, Diss IP21 4DH

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE  
PROPERTY



arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

The Property  
Ombudsman

For our full list of available properties, or  
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
(HONOURS)  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

STARKINGS  
WATSON

- Detached Family Home
- Presented In Excellent Order
- Semi Rural Location On The Edge Of Diss
- Self Contained One Bedroom Annexe
- Five Reception Rooms & Modern Kitchen
- Five Bedrooms & Three Bathrooms
- Extensive Plot in Excess 6.5 Acres (stms)
- Currently Run As Caravan Site with Huge Potential

#### IN SUMMARY

This unique listing offers buyers with the opportunity to run a lifestyle business from home with a fully licensed 32 PITCH CARAVAN SITE situated on the land behind the BEAUTIFULLY PRESENTED DETACHED FAMILY HOME. The house and caravan site are located within a stunning part wooden location close to the RIVER within a HUGE 6.5 ACRE PLOT (stms). The house offers accommodation in excess of 2200 sq ft having been recently RENOVATED with and adjoining SELF CONTAINED GROUND FLOOR ANNEXE. The houses and annexe comprises FIVE RECEPTION ROOMS, TWO KITCHENS, THREE BATHROOMS AND FIVE BEDROOMS IN TOTAL and is all presented in IMMACULATE ORDER. The property is found at the end of a LARGE SWEEPING DRIVEWAY offering plenty of space and parking. Whilst the property and land is currently used as a site, there are NUMEROUS POSSIBILITIES including possible EQUESTRIAN potential. Viewing is essential to appreciate all on that's on offer.

#### SETTING THE SCENE

Approached from the road via a long sweeping hard standing driveway with low level brick wall. The driveway provides plenty of off road parking as well as a tree lined approach leading to the main entrance to the house to the front with two separate access points. To the front there is also a large lawned front garden with mature trees and shrubs as well as a pond. Leading round the side of the house you will find the access to the caravan site and fields beyond via a continuation of the shingled driveway.

#### THE GRAND TOUR

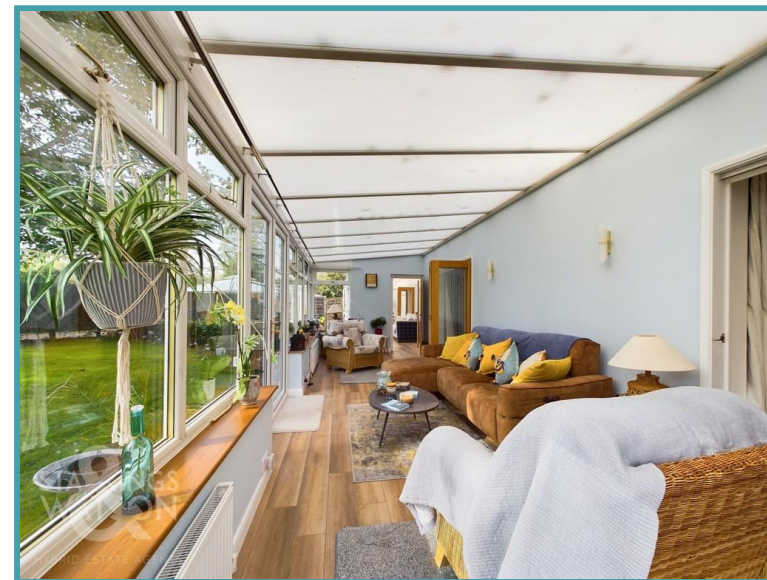
Entering the main entrance door into the porch you will find two

doors, one leading to the house and the other to the annexe meaning the annexe can be self contained just sharing the entrance porch. Heading into the main house there is an inner hallway leading to the study room and the kitchen. From the inner hall there is also a door to the annexe living room. The study offers an ideal office room to either run the business from or work from home with tiled flooring. Heading into the kitchen you will find a newly installed, modern, high spec kitchen with ample cupboards and quartz work surfaces over. The kitchen offers integrated dishwasher, fridge/freezer, double eye level ovens and electric induction hob as well as larder cupboard, under counter lighting and plinth lighting. The kitchen provides access to the main reception space with room for dining and sitting comfortably. There is a feature fireplace housing an inset wood-burner in the sitting room with internal bi-folding doors opening into the large garden room beyond as well as double doors in the dining area also opening into the dining room. The garden room is a lovely space overlooking the garden, fully heated with multiple access points to the garden. The sitting room provides access to the second entrance hallway as well with a second main entrance door from the front driveway as well as stairs to the first floor landing. From the hallway there is a downstairs shower room which is fully tiled with aqua boarding. Heading up to the first floor landing you will find a bright and airy landing space with built in storage and loft hatch access. To the right of the landing there are two bedrooms both with built wardrobes, one overlooking the front and the other the rear garden. You will then find two further double bedrooms overlooking the rear garden both with built in wardrobes as well as the family bathroom to the front with shower over bath.

Completing the internal accommodation is the annexe on the ground floor. accessed from the main entrance door to the front using the shared porch-way you will find access to the main sitting and dining space in the annexe, a lovely bright room giving access to their own garden-room overlooking the garden with internal doors to the study and main house garden room. Off the sitting room there is a well fitted kitchenette with electric oven and gas hob as well as space for white goods and plenty of high gloss cupboard storage units and solid work-surfaces over too. The annexe benefits from its own gas fired boiler as well which is wall mounted. Also found within the annexe is a comfortable bedroom and shower room.

#### THE GREAT OUTDOORS

To the rear and side of the house you will find generous and mature



To arrange an accompanied viewing please call our  
Diss Office on **01379 450950**



lawned rear gardens with a designated terrace area ideal for entertaining as well as further patio to the side of the house. Via a set of secure gates to the side there is access to the front garden as well as various outbuildings. The garden to the rear is also fully enclosed.

Beyond the private garden is the caravan site split into a number of sections and areas suitable and licensed for 32 pitches at any one time. Beyond the main site is the river Waveney and woodland providing a stunning backdrop. The caravan site offers a specific brick built wash and toilet block for the site. To the side of the site is an open field ideal for paddocks or livestock providing further acreage but is under a historic covenant meaning the ground cannot be dug. The plot from front to back and side covers approximately 6.5 acres (stms).

#### OUT & ABOUT

The property is located in the village of Scole, located approximately 2 miles outside of Diss, and close to direct routes to Ipswich and Norwich. Scole offers local amenities such as a shop, public house and bus routes. Supermarkets, restaurants, schools, a leisure centre, doctors, dentists and more can be found in the neighbouring town of Diss. The local park is a short walk from the property, with excellent transport links into Diss and the surrounding areas.

#### FIND US

Postcode : IP21 4DH

What3Words : ///suffix.success.segregate

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

The listing comprises the house with private gardens as well as a Caravan site sold as a going concern generating approximately £35-40k per annum in turnover. Full accounts are available at request. The Limited business will not be sold as part of the proposed sale moreover the assets sold from the limited business, however it is the vendors preference that a purchaser looks to takeover the existing business. The site is licensed for 12 months of the year, but currently open between April - Oct only.

The plot extends to approximately 6.5 Acres (stms) with a historic covenant to the land to the side with English Heritage that the land cannot be dug.

The property benefits from its own septic tank with private drainage via a large sewerage treatment plant used for drainage for the caravan site. Mains gas for central heating and electricity are available to the house with electricity available for each pitch on the caravan site.

The property in 2020 was flooded as part of the widespread flood along the river Waveney caused by a blocked sluice gate. This has now been rectified so is unlikely to happen again.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

GIRAFFE360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

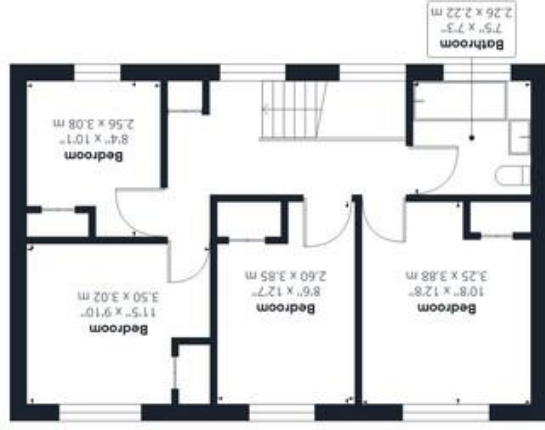
(1) Excluding balconies and terraces

Approximate total area (1)  
2279.96 ft<sup>2</sup>  
211.82 m<sup>2</sup>

HYBRID ESTATE AGENTS



Floor 1



Ground Floor

