

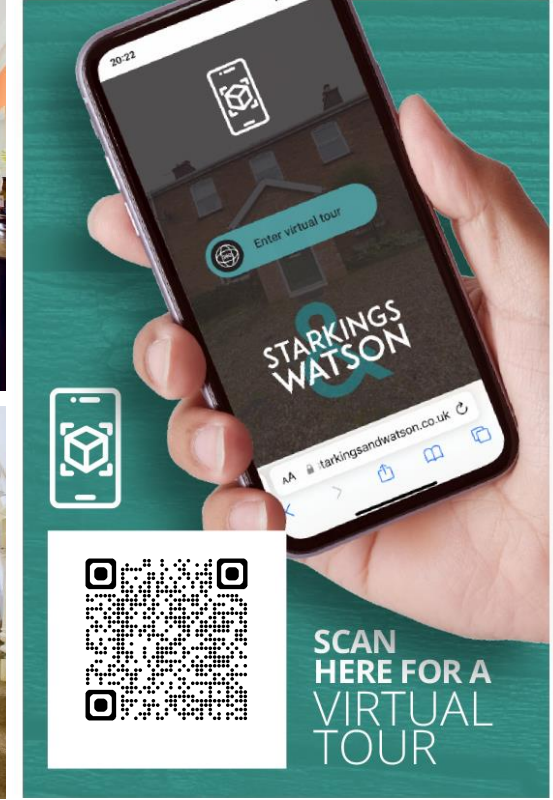
EARSHAM STREET

# Bungay NR35 1AF

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01986 490590

# FOR SALE PROPERTY



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- Detached Period Home
- Grade II Listed with Significant History
- Impressive Footprint Over 5000 SQFT (stms)
- Six Bedrooms & Five Reception Rooms
- Self Contained Annexe/Apartment
- Plot Approaching 1 Acre (stms)
- Stunning Riverside Position
- Well Located Off Earsham St. on the Edge of Town

#### IN SUMMARY

Scott House is a SIGNIFICANT GRADE II LISTED DETACHED PERIOD HOME, on the edge of the market town of BUNGAY. The house itself is named after John Barber Scott, known for his travel diaries, Whilst it is unknown the exact date of contraction it is believed to date back to the 17th Century in part with later additions. The house itself offers a VERY GENEROUS FOOTPRINT in excess of 5000 SQFT (STMS) with FIVE RECEPTION ROOMS, TWO UTILITY ROOMS, THREE BATHROOMS, two further cloakrooms, SIX BEDROOMS in total including SELF-CONTAINED FIRST FLOOR ANNEXE/APARTMENT. In addition to the house and annexe you will find a cellar and large partially converted attic, various store rooms and open fronted cart lodge. Externally there is a STUNNING PLOT of almost 1 ACRE (stms) enjoying the most tranquil setting with the river Waveney dividing the formal part of the garden from the informal part via a foot bridge. There are far reaching views from the gardens over meadowland to the rear.

#### SETTING THE SCENE

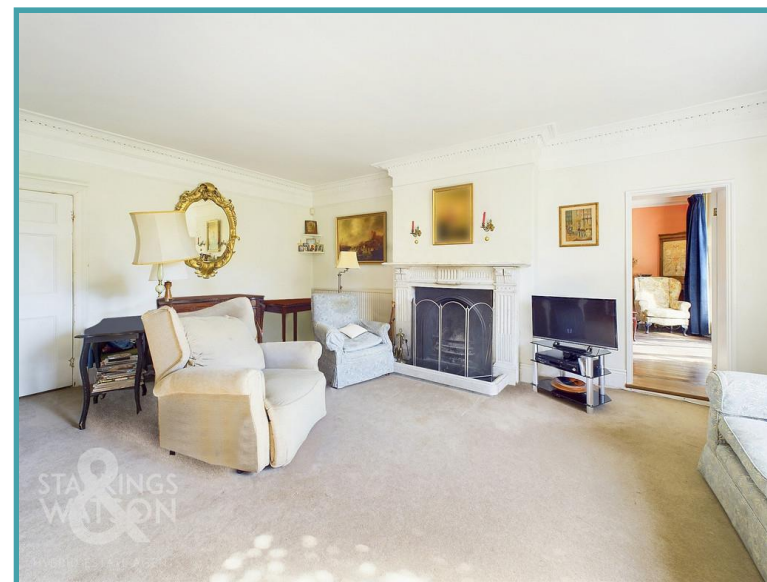
The vehicular approach to the property is via a pair of timber gates from Castle Street (which can be opened from the house) which leads to a paved driveway, the house and gardens beyond. From Earsham Street there is another pedestrian access via a gate with steps down and pathway to the traditional front entrance door.

#### THE GRAND TOUR

The accommodation extends to well over 5000 SQFT (stms) with a wide range of rooms split over two principal floors. In addition to the two main floors there is a cellar and an unconverted attic which could provide another three bedrooms if required, subject to planning. In brief, the accommodation comprises of a reception hall, drawing room, dining room, sitting room, kitchen/breakfast room, garden room, cloakroom, workshop, utility/laundry, utility, cellar, two separate WC's completing the ground floor. The first floor offers a master bedroom with adjoining bathroom, three/four further bedrooms in the main house, bathroom, separate WC. There is then the self-contained first floor annexe/apartment with its own ground floor access as well as hall, two bedrooms, bathroom and sitting room with kitchenette. You will also find a store and open fronted cart lodge. Internally the house offers plenty of charm and character including many period features such as fireplaces, cornicing, door and window casements. The principal rooms overlook the rear garden and river with a garden room having been added on the south west corner accessed from the formal drawing room. The accommodation offers a good degree of flexibility in that a self-contained wing or apartment can remain independent from the main house, or incorporate its rooms within the main accommodation.

#### THE GREAT OUTDOORS

The property is approached by a pair of timber gates which lead to a paved driveway which passes the coach house, which is currently used for storage, and the open fronted parking bay. Next to the parking bay is the private entrance to the separate annex/apartment. The drive then leads on to a paved seating/courtyard area and serves the two rear entrances to the property. A pedestrian gate opposite the parking bay leads through to the main part of the garden and there is also a pair of timber gates leading into the garden opposite the main entrance. The main and formal part of the garden lies on the south side of the house and is attractively laid out with wide



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central lawns and gravel paths. On the far side of the garden is a flint constructed folly as well as a further kitchen garden. On the west side of the garden, through a gap in the hedge, is a delightful timber foot bridge leading over the river to an informal, natural, woodland area with a wealth of bulbs and plants, as well as mature trees, with grass walkways. This part of the garden follows the curve of the river, following the boundary from where there are good views back to the house across the river and open views across meadows. Leading from Earsham Street is a pedestrian gate with steps leading down to the traditional front entrance to the House, with gravelled area, mature plants and a further pedestrian gate leading around the side of the house and to the main part of the garden. The gardens and grounds in all extend to 0.96 of an acre (stms).

#### OUT & ABOUT

The property is situated both on the edge of and the also the very heart of the quaint market town of Bungay and an easy walk from the shops and amenities where you find an extensive range of amenities including doctors, schooling, dentist, opticians, shops and restaurants. Earsham street is a very vibrant local high street with a wide range of independent shops. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.

#### FIND US

Postcode : NR35 1AF

What3Words : ///glares.exhaling.binder

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised of the following details:- Mains electricity, water and gas are connected with gas fired central heating. The drainage is private. The house is Grade II Listed. With the close proximity to the river there have inevitably been occasions where the river has encroached onto the garden. In 2020 the river came as far as the garden room and drawing room but not beyond.

**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:



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GIRAFFE 360  
standard.  
Calculations are based on RICS IPMS 3C  
plan is for illustrative purposes only.  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area<sup>1)</sup>  
5152.68 ft<sup>2</sup>  
478.7 m<sup>2</sup>

