



*Newgate,*  
Kirby Cane, Norfolk/Suffolk Border.



**MUSKER  
McINTYRE**  
ESTATE AGENTS

Beccles - 4.2 miles  
Bungay - 4.5 miles  
Norwich - 14.4 miles  
Southwold & The Coast - 17.9 miles

An exciting opportunity to purchase this superbly positioned and immaculately presented Edwardian Cottage. Enjoyed by our current vendors over the last three decades the property has evolved to now provide a deceptively spacious family home which sits superbly in the third of an acre plot. Internally the property retains much of the original charm of the cottage whilst boasting large open spaces designed around modern family living and entertaining alike. On the ground floor two reception rooms and the most impressive living, dining and kitchen area lead off the generous reception hall whilst a ground floor shower room and utility complement the space. Upstairs the split landing leads to the family bathroom and three generous bedrooms. Outside the third of an acre plot wraps around the rear of the property enjoying the southerly aspect.



## Property

Stepping under the storm porch at the front the of the property we are welcomed into Woodside by the most impressive reception hall. Formerly one of the reception rooms this space is a delight, a window looks directly onto the stunning rear gardens whilst our eye is drawn to the dogleg staircase that leads to the split landing on the first floor. Tiled flooring offers a practical solution underfoot whilst underfloor heating keeps the space cosy and continues into the stunning kitchen/dining space. Our vendors comment 'the kitchen really has become the hub of the house whether entertaining or simply relaxing at home' and we can see why! Approaching 24.ft the space is uncompromised offering relaxed seating, dining and working space in abundance. Bi-fold doors open to the conservatory further extending the room and offering the perfect vista of the stunning rear gardens with twin French doors opening to the same. Back in the kitchen we find an extensive range of modern wall and base units set against granite worksurfaces, incorporating two fridges, a dish washer, oven, microwave and warming tray whilst space for a range style cooker offers a focal point to the room. A window is set over the sink looking onto the garden and pond and door opens to the utility. The utility room echoes the standard in the kitchen. A butler sink is set to the wooden work tops whilst fitted units make space for the washing machine and tumble dryer and we find a fitted freezer. A door leads us to outside whilst internally we step into the ground floor shower room. Superbly fitted and designed for level access this 'wet' room offers an inclusive, modern space. Returning to the reception hall we find doors leading to our two reception rooms. The smaller currently serves as a formal dining space but would provide a perfect snug or home office enjoying a view of the rear gardens. At the head of the hall we find the sitting room, this generous room boasts a large bay window looking onto the gardens whilst a feature fire place offers a cosy focal point to the room. Heading upstairs the staircase splits to two landing areas both enjoying an elevated view to the front aspect. On the right we find the first two bedrooms, a large double and generous single both looking onto the rear gardens. On the left we first find the family bathroom which again offers the most exacting finish. An original refurbished cast slipper bath stands below the window whilst a w/c and wash basin are set to the opposite wall. Underfloor heating offers comfort under foot. Completing the accommodation we step into the impressive master bedroom, two roof windows and large bed level window fill the space with natural light and enjoy the garden views. Exposed timber floors and a vaulted ceiling bring character to the room whilst a door opens to the dressing room.







## Outside

Approaching the property via Newgate we arrive at the frontage of Woodside at the foot of this roadway. This imposing cottage fronts the lane offering a convenient off road parking and turning space to the right hand side from where a gate opens to the side entrance. To the left we pass the frontage of the house and find gated access leading to the secure off road parking area. Here we find the detached garage and timber workshop. A storm porch shelters the front door whilst in true East Anglian style our vendors mainly use the rear entrance which leads in via the utility room. At the rear the third of an acre plot comes in to its own, landscaped to a standard that reflects inside and providing the perfect mix of spaces to enjoy wildlife, entertain and simply relax whilst enjoying the southerly aspect. At the rear a large patio leads from the conservatory perfect for summer entertaining. Extensive lawned gardens lead from the patio all of which are framed with a variety of planted borders and beds that bring colour throughout the year. The visible focal point of the garden is the stunning pond whilst hidden from view is the delightful studio. This recent addition provides a superb insulated timber structure set below a pan tiled roof offering versatile use, at the rear the building incorporates an open log store whilst at the front a delightful covered seating area takes in the view of the pond and the wildlife garden area on the western boundary. On the far east side of the plot we pass the garage and workshop and find a further extensive lawn. The entire garden is enclosed by fencing

## Location

Newgate is a private road way offering a highly sought after, semi-rural location in the village of Kirby Cane. The village has a local shop/newsagents, primary school, playground, church and the well known 'Olive Tree' restaurant. A short drive we find Beccles & Bungay, both market towns set on the River Waveney and offering an excellent range of all the necessary amenities and shops, schools, antique shops, restaurants, Theatre & Public Hall (both now showing films) and leisure facilities including indoor & outdoor swimming pools and a golf club. The Cathedral City of Norwich is 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx 16 miles away.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

All mains connected. Gas Fired Central Heating (fixed above ground calor gas tank). Mains Drainage.

Energy Rating: TBC

### Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR35 2PP

### Tenure

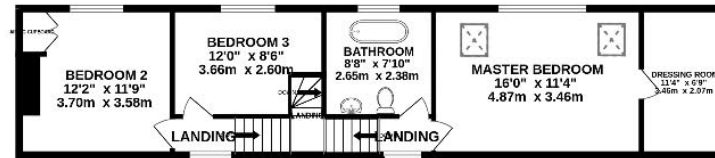
Vacant possession of the freehold will be given upon completion.

### Agents' Note

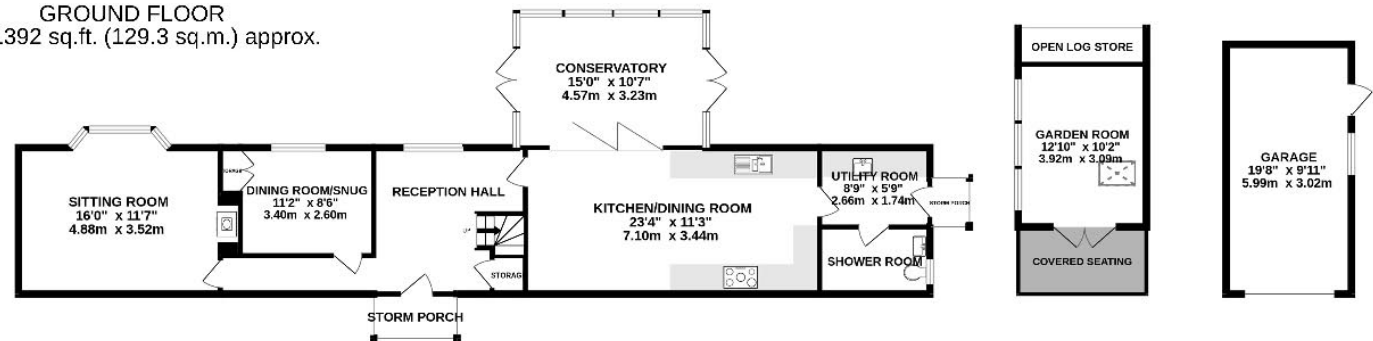
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £565,000**

1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 2035 sq.ft. (189.1 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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Harleston 01379 882535  
Loddon 01508 521110  
Halesworth 01986 888205



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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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