



Norwich Road, Woodton - NR35 2LP

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Norwich Road

Woodton, Bungay

Manor Farm House is a TRADITIONAL GRADE II LISTED 17th C FARMHOUSE brimming with charm and character whilst also offering a generous footprint in the region of 2400 SQFT (stms). The farmhouse sits centrally within a generous garden plot of approx. 0.5 ACRES (stms) with plenty of parking. Internally the renovated house offers accommodation to include IMPRESSIVE NEWLY FITTED KITCHEN/BREAKFAST ROOM with utility area and shower room, a formal dining room and TWO TRADITIONAL RECEPTIONS both with INGLENOOK FIREPLACES and wood burning stoves, underfloor heating to the L-Shaped sitting room as well as a double sized extended reception to the rear completing the ground floor. On the first floor you will find FOUR DOUBLE BEDROOMS all of a generous size alongside TWO BATHROOMS. The property benefits from original period features to include exposed walls and timbers and inglenook fireplaces.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached 17th Century Farmhouse
- Grade II Listed
- Rural Location with Fields Surrounding
- Three Impressive Receptions
- Newly Fitted Kitchen/Breakfast Room
- Four Ample Bedrooms
- Two Bathrooms & Shower Room
- Wrap Around Gardens of Approx. 0.5 Acres (stms)

Situated on the outskirts of the popular village of Woodton, a sought after South Norfolk village, various local amenities exist, including the church, village hall, public house & primary school. With the town of Bungay only a few miles away, and offering a good range of everyday amenities including a variety of shops, leisure centre, schools and restaurants. Woodton is perfect for those needing good access to Norwich, Bungay and Diss, but seeking a rural location.



SETTING THE SCENE

The property is approached via a long private driveway off the Norwich road. There is then gated access to the front onto a shingled parking area with plenty of space for multiple vehicles. There is an arch to the side leading to the rear with main entrance door to the front flanked by raised bed borders.

FIND US

Postcode : NR35 2LP

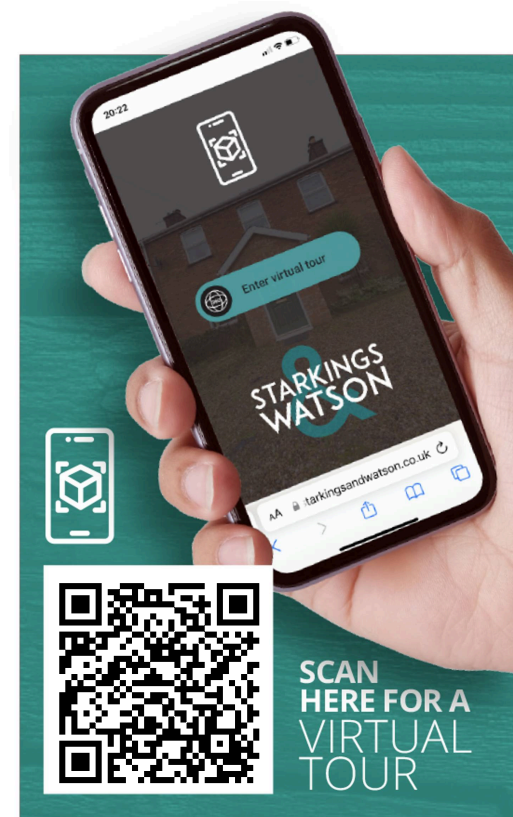
What3Words : ///airbase.inclined.chins

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised of the following details. The property is a 17th C Grade II Listed Farmhouse. The driveway is a private driveway owned by the house with rights of access. The property benefits from private drainage soon to be upgraded to a treatment plant. The traditional barns/outbuildings to the side accessed off the driveway are due to be developed and converted into residential dwellings within the next 12 months but will not be for sale and will be carried out over a short period of time from completion of sale. The driveway will be fully landscaped.



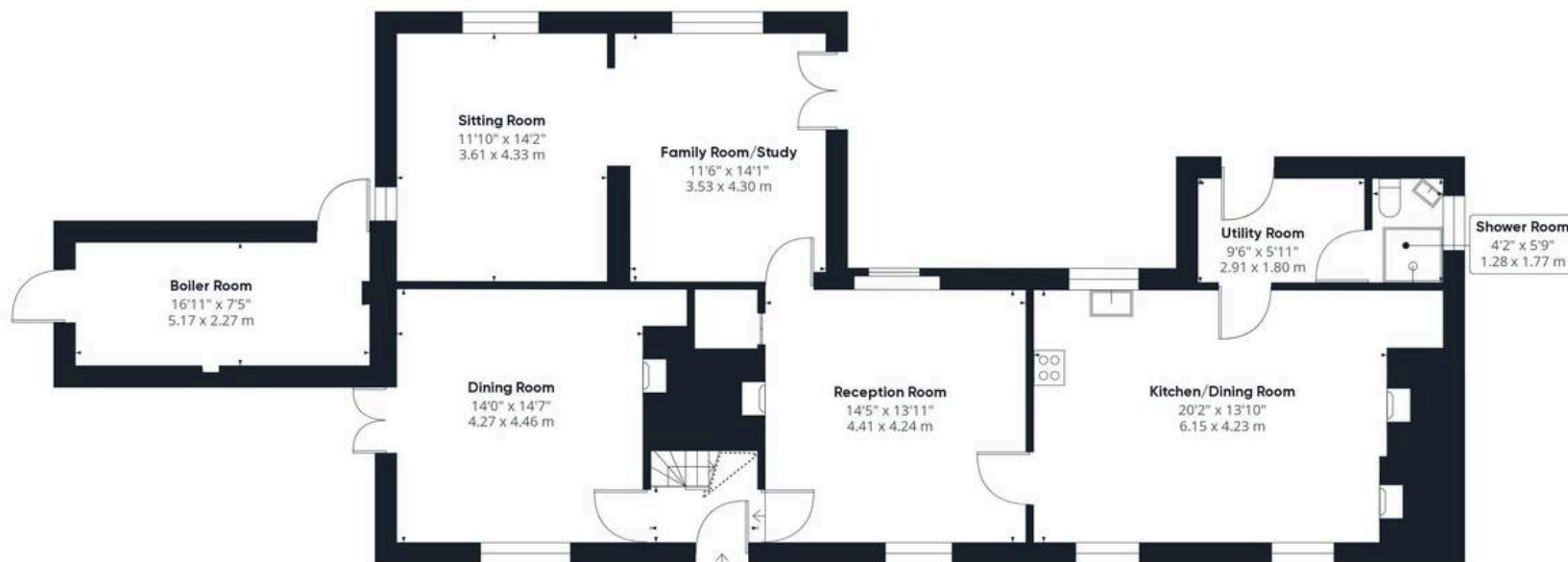




THE GREAT OUTDOORS

The house sits fairly centrally within a lawned plot of approx. 0.5 Acres (stms) with generous lawns surrounding the house. To the rear of the house you will find shingled areas as well as hard standing and a generous patio ideal for outside dining and entertaining. There are also a large enclosed vegetable plot offering raised vegetable beds with adjacent poly tunnel and greenhouse with lawns commencing from this point leading around the side to the front of the house. To the side there is access to the external boiler room housing water tanks and oil fired boiler. There are then well kept lawns, mature trees, shrubs and various planting borders completing the gardens. To most aspects there are field views beyond the gardens creating a further sense of space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2418.61 ft²

224.7 m²

Reduced headroom

2.99 ft²

0.28 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.