



MARSH LANE

*Station Road,*  
Earsham, Bungay



**MUSKER  
MCINTYRE**  
ESTATE AGENTS

Bungay – 1 mile, Beccles – 7.2 miles  
Norwich – 15.3 miles, Southwold - 17.6 miles

**A rare opportunity to purchase this charming one bedroom cottage situated in the heart of the Norfolk/Suffolk border village of Earsham. The property is ideally positioned opposite the village green and footsteps from the ever popular Earsham Queen whilst offering easy access to stunning green walks and the neighbouring market town of Bungay. Inside the well planned accommodation boasts a kitchen, sitting/dining room, a double bedroom and shower room. Outside a delightful compact garden space is found along with the ability to park on-road. Viewing is essential.**

**Accommodation comprises briefly:**

- Sitting/Dining Room
- Kitchen
- Double Bedroom & En-Suite
- Courtyard Style Garden
- Space Allowing For On Road Parking



**Property**

From the garden area the property is accessed via the entrance to the side of the cottage. Stepping through the front door we are welcomed by the kitchen. To our right the stairs rise to the first floor. This surprisingly well planned space provides a galley style kitchen with a range of wall and base units offer excellent storage. An integrated oven and hob feature with space made for our washing machine and fridge freezer. The stainless steel sink complement the finish and classic chequered tile effect flooring contrasts against the sage kitchen units. An internal feature window shares light from the sitting room and door opens to the same. The sitting room enjoys a view to the front aspect and is bathed in natural light from the southerly aspect. Ample space offers room for our sitting and dining furnishings and a handy under stairs cupboard offers a storage solution. Back in the kitchen the stairs rise to the first floor providing direct access the bedroom. This spacious double room mirrors the sitting room below incorporating the shower room. A large window again looks to the front aspect. The shower room leads off the bedroom and offers a corner shower, w/c and wash hand basin complimented by tiled splash backs. This completes the accommodation in this charming one bedroom home.



### Outside

From Station Road we approach the frontage of this charming cottage. On-road parking on Station Road is readily available. To the side of the property access leads off Marsh Lane where a compact garden space faces the lane and offers the perfect spot to sit out and enjoy the afternoon and evening sun. A path leads us to the entrance whilst planted shrubs bring colour to the space throughout the year.

### Location

This property is situated in the heart of the Norfolk/Suffolk border village of Earsham, positioned on a quiet road enjoying a view toward the village green and footsteps from the ever popular Earsham Queen. Earsham is a peaceful rural village set within walking distance of the market town of Bungay enjoying a vibrant community. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, the Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick is a short distance 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

Electric heating (to be fitted). All mains connected.

Energy Rating: TBA

## Local Authority:

South Norfolk Council

Tax Band: TBA (on final separation of dwelling)

Postcode: NR35 2TS

## Tenure

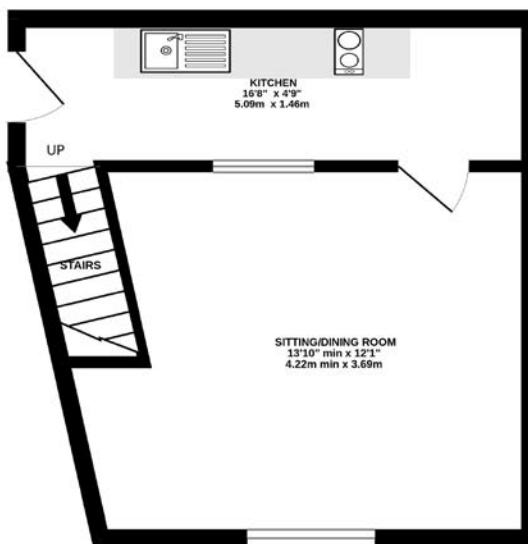
Vacant possession of the freehold will be given upon completion.

## Agents' Note

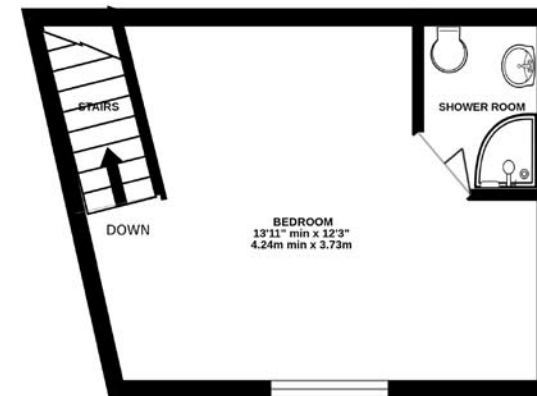
The property deed is currently linked to number 4 and has served as an annex, remedial works will be required to separate prior to legal completion. The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £155,000**

GROUND FLOOR  
265 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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Halesworth 01986 888205

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.



BUNGAY OFFICE  
3 Earsham Street  
Bungay  
Suffolk  
NR35 1AE  
Tel. 01986 888160  
bungay@muskermcintyre.co.uk

To arrange a viewing, please call 01986 888160

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)