



Walpole Close, Broome - NR35 2RP

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Walpole Close

Broome, Bungay

This EXCEPTIONAL PROPERTY offers a huge amount for any prospective buyer with options for INCOME GENERATING POTENTIAL or EQUESTRIAN / LIVESTOCK use. The large and impressive DETACHED FAMILY HOME sits proudly away from the road in a PRIVATE POSITION and extends to approximately 2300 Sq. Ft internally (stms). The total plot extends to just over 4 ACRES in total (stms) with paddocks, gardens, and a large FISHING LAKE measuring almost an acre in its own right! The plot and grounds are truly wonderful and offer so much potential for so many differing options. The current vendor has kept horses on site with the benefit of a detached stable block. In addition to the house and stable block you will find extensive BRICK BUILT OUTBUILDINGS with further potential for conversion or storage (stp). The final piece of the listing is the detached ONE BEDROOM TWO STOREY BARN STYLE ANNEXE currently used as a rental with excellent potential to generate ongoing income. The annexe is found in excellent order and ready to be inhabited by either extended family or visiting guests. The main residence is arranged over two floors, and includes FOUR DOUBLE BEDROOMS, THREE BATHROOMS, TWO impressive RECEPTION ROOMS and an excellent open plan KITCHEN/DINING ROOM to the rear. Other features include a separate study room and large utility as well as INTEGRAL SINGLE GARAGE.



In total, the listing provides over 4000 Sq. Ft (stms), offering exceptional scope for those seeking business, hobby, or equestrian facilities and is set within a very PRIVATE and TUCKED AWAY PART WOODED POSITION within the SOUGHT AFTER VILLAGE OF BROOME close to BUNGAY.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Substantial Family Home With Land
- Over 2300 SQFT (stms), Four Bedroom Detached House
- Detached One Bedroom Annexe Over Two Floors
- Substantial Workshops/Studio Space & Stables
- Over 4000 SQFT In Total (stms)
- Plot Extending To Approx 4 Acres (stms)
- Sizeable Fishing Lake As Well As Paddocks Suitable For Equestrian Use
- Unique Listing With Huge Potential & Scope

The attractive village of Broome is very close to the popular market town of Bungay. The village has a good local pub 'The Artichoke' and local shops and primary schools in nearby Ellingham and Ditchingham and falls into the Hobart High School catchment area. Bungay lies 2 miles away, within the popular Waveney Valley and 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 minutes drive to the North and has a mainline train link to London Liverpool Street (1hr 54minutes). Diss provides another mainline link to London and is 19 miles distant. The unspoiled heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

SETTING THE SCENE

The property can be found on Yarmouth Road in Broome at the end of a private road with a secure five bar gate leading onto the sweeping private driveway. The driveway provides plenty of parking for multiple vehicles off road and splits in two directions, one of which leads to the house and garage and the other leads to the annexe and outbuildings behind the house. There is an expansive front garden laid to lawn with the main entrance door to the front. The single garage is integral to the building and offers an up and over door.

THE GRAND TOUR

The Main House - Entering via the main entrance door to the front there is a large and welcoming hallway with wood flooring, stairs ahead to the first floor and built in storage cupboards. The first room off the hallway is the main sitting room to the right featuring a fireplace with inset woodburner and wood flooring. On the other side of the hallway is the second reception which could be used flexibly with the addition of a door leading into the study beyond. To the rear of the house is the wonderful open plan kitchen/dining room. The first section is the dining space with double doors onto the rear terrace as well as wooden flooring and a breakfast bar. This flows seamlessly into the kitchen which offers a huge range of base level storage cupboards and wooden worktops over. There is a double range style oven and hob with extractor fan as well as integrated dishwasher, fridge and freezer. Beyond the kitchen/dining room is the inner hall with access to the study room and the ground floor shower room with walk in shower, w/c and hand wash basin. The excellent utility room can then be found off the rear porch beyond which houses space for coats and shoes with a back door onto the garden. The utility room provides further cupboard storage as well as space and plumbing for white goods as well as a second sink and an internal door to the garage.

Heading up to the first floor landing you will find four large double bedrooms as well as the family bathroom and an en suite shower room. The galleried landing provides plenty of natural light and provides the access to all further bedrooms. To the front there are two large doubles with the master bedroom found to the rear overlooking the gardens benefitting from an en-suite shower room with shower, w/c and hand wash basin. Also to the rear is the final bedroom and the family bathroom adjacent with roll top bath, hand wash basin and w/c.

The Annexe - The stylish self contained annexe is detached from the house and would make the ideal rental/holiday let or guest accommodation. There is an entrance hallway with stairs ahead and a door into the bedroom on the ground floor. The bedroom is a large double benefitting from an en-suite shower room with w/c, hand wash basin and shower. Heading up to the first floor, the accommodation is open plan allowing plenty of natural light. There is a kitchen space to one end and living quarters to the other. Off the kitchenette are the double doors leading to a small balcony area with external steps leading down to ground level.

FIND US

Postcode : NR35 2RP

What3Words : //[potato.acrobatic.repair](https://what3words.com/potato.acrobatic.repair)

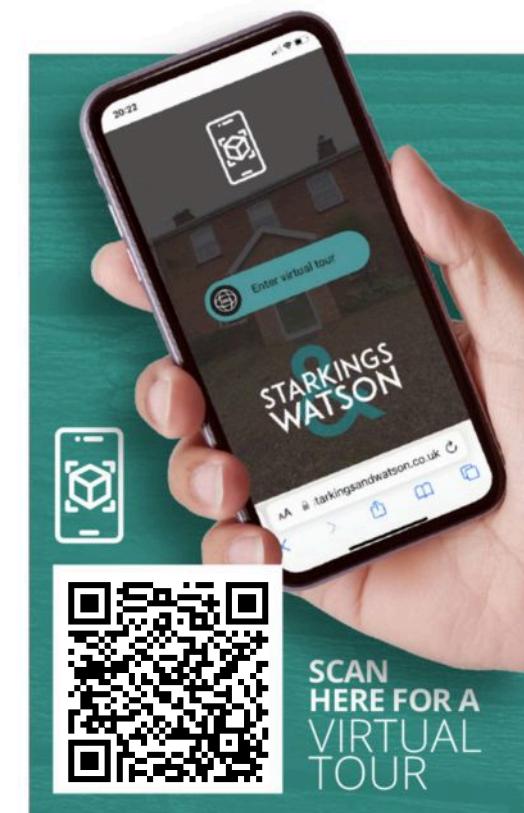
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the image showing total mapped plot is an indication of the boundary line and should not be relied upon. Services include mains power, water and drainage with oil fired central heating for both the house and the annexe.

Drainage for the annexe is via a septic tank with its own separate oil fired boiler.







THE GREAT OUTDOORS

The property is set within a plot extending to approximately 4 acres (stp), delivering an enviable lifestyle in a picturesque rural setting. The grounds feature a sizeable fishing lake, perfect for relaxing days outdoors or entertaining family and friends. Paddocks are included, making the property particularly attractive for equestrian enthusiasts, and the expansive gardens to front and rear provide ample space for children, pets, and outdoor activities. Mature trees and established planting create a sense of privacy and seclusion, while the layout of the land offers opportunities for further development or landscaping (stp). With a blend of formal and informal outdoor spaces, this home is ideally suited to those who value the great outdoors and wish to enjoy country living without compromise. The rear gardens of course provide access to all the outbuildings including the stable block as well as the detached annexe. The large brick built outbuildings provide plenty of space for a tack room, storage and/or workshop with potential to convert into living quarters if required (stp).



Ground Floor Building 1



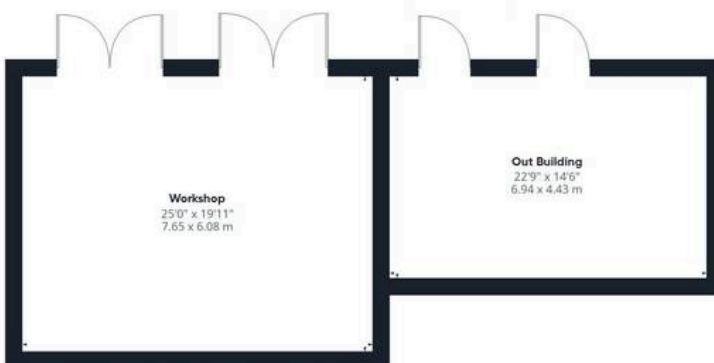
Floor 1 Building 1



Ground Floor Annexe



Floor 1 Annexe



Ground Floor Building 3

Approximate total area⁽¹⁾

4045 ft²

376 m²

Reduced headroom

119 ft²

11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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