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*Marsh House, Wortwell,
Nr Harleston, Norfolk.*

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ESTATE AGENTS



Situated in an enviable position, overlooking the Waveney Valley fishing lakes this well presented detached period home dates from 1845 with a later extension added in 1997 and features two spacious reception rooms and three first floor double bedrooms. The cottage is surrounded by attractive gardens and grounds extending to just over an acre (sts) with ample off-road parking for several vehicles and a detached garage. There are a number of outbuildings including a detached utility room, timber workshop and summerhouse.

Accommodation comprises briefly:

- Entrance Porch/Sun Room
- Hallway
- Shower Room
- Sitting Room
- Dining/Morning Room
- Kitchen
- First Floor Landing
- Three Double Bedrooms
- Bathroom

Outside

- Ample Car Parking
- Detached Garage/Outbuilding
- Timber Workshop and Shed
- Attractive Gardens and Grounds of just over an acre (sts)
- Private and Secluded Position



The Property

The entrance to the property is through double doors at the side of the house into a porch/sun room with a tiled floor and plenty of space for hanging coats and storing boots and shoes. A further door opens into the hallway with stairs rising to the first floor accommodation with storage under. To the left hand side is a shower room comprising a fully tiled shower cubicle, WC and wash basin set in a vanity unit as well as a heated towel rail. Back into the hall a door opens in the bright and spacious sitting room, this room is 'L' shaped and double aspect overlooking the front and side and a door leading into the kitchen which can also be accessed from the sun room. The kitchen overlooks the side and is well fitted with a matching range of wall, base and drawer units, ample work top space, a 1 ½ bowl ceramic sink and drainer and space for appliances and opens into the dining/morning room. This room has double doors opening onto a paved terrace to the rear, windows to either side, ceiling timbers, an attractive wooden floor and a wonderful brick fireplace with fitted wood burning stove.

From the hallway stairs lead up to the first floor landing with doors to the bedrooms which are all doubles and the bathroom. The spacious master bedroom is triple aspect with lovely views across the garden. Bedroom two overlooks the fishing lake and has a door into an eaves room with a window to the side and which is currently used for storage. The third bedroom also has lovely views across the lake and a built-in linen cupboard. The bathroom completes the accommodation and comprises a bath with shower over, WC, wash basin set in a vanity unit and a heated towel rail.



Outside

The property is accessed down a lane which leads to Waveney Valley Fishing Lakes. A timber five bar gate open onto an extensive gravelled parking area and the detached garage with further attached outbuildings currently used as a garden store and for general storage. The attractive gardens and grounds extend to approximately one acre (sts) and surround the property, offering peace and seclusion and a haven for birds and wildlife. The majority of the gardens are laid to lawn with a paved seating area, an ideal spot for outside dining in the summer months. There are a number of timber outbuildings including a workshop with power connected and a summerhouse. Just across from the property there is a useful detached utility/laundry room with a stainless steel sink and plumbing for a washing machine. The gardens are enclosed by a mixture of hedging with a number of mature trees, established shrub beds, a large wooden pergola covered with climbers and fruit cage.

Location

Wortwell is located between the market towns of Bungay and Harleston and has access to some wonderful walks, an active community centre, village pub and is on a main bus route. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay also 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 an indoor swimming pool and golf club. Diss provides a mainline link to London Liverpool Street and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a 45 minute drive 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

Oil Fired Central Heating (external boiler)
Private drainage – Septic Tank
Electricity and water are connected.
EPC Rating: TBC

Local Authority

South Norfolk District Council
Tax Band: E
Postcode: IP20 0EJ

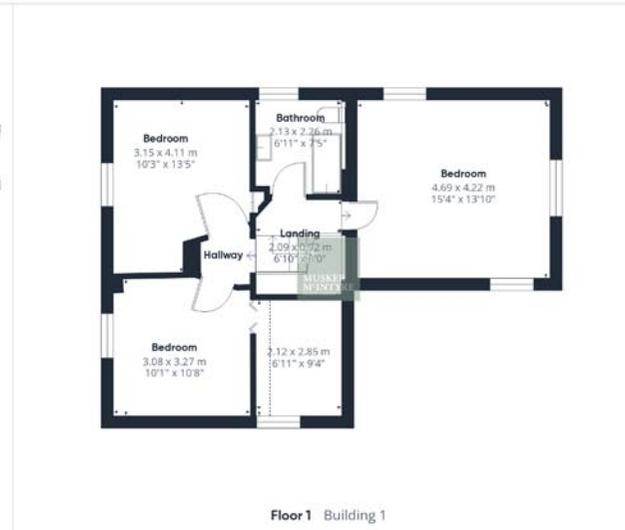
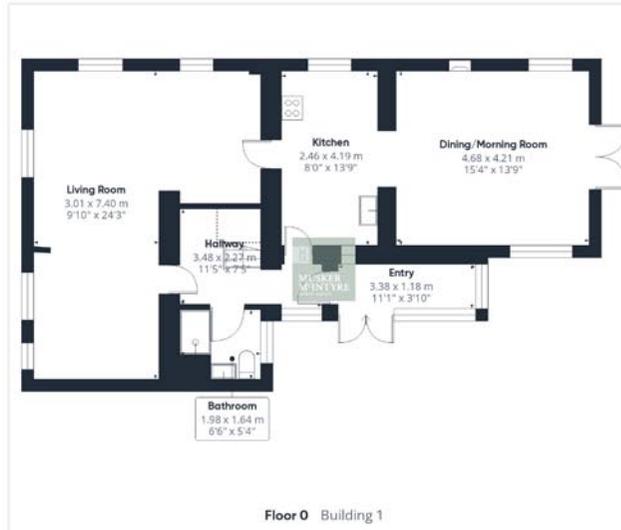
Agents Note

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.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £550,000



Approximate total area
136.4 m²
1469 ft²
Reduced headroom
5.5 m²
59 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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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To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
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www.muskermcintyre.co.uk

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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