



St. Cross South Elmham - IP20 0PA

Guide Price

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Cross

South Elmham, Harleston

This simply STUNNING DETACHED PERIOD COTTAGE has been COMPLETELY RENOVATED and EXTENDED to the rear to create a luxurious home in perfect order benefiting from FAR REACHING FIELD VIEWS to the rear. The property has been designed and finished with a huge amount of care and detail with a high specification finish. The accommodation includes; CHARACTERFUL SITTING ROOM with WOOD-BURNER, fitted kitchen with GRANITE WORKTOPS and breakfast bar, BRIGHT MAIN RECEPTION with BI-FOLDS onto the rear garden open plan to the kitchen as well as four piece family bathroom completing the ground floor. On the first floor there are TWO STAIRCASES, to the front you will find TWO BEDROOMS with period features and to the rear, a STUNNING MASTER BEDROOM with BALCONY overlooking the fields as well as LUXURIOUS FOUR PIECE EN-SUITE bathroom. Externally, you will find plenty of DRIVEWAY PARKING and WRAP AROUND lawned gardens with spacious terrace, pergola and summer house.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Cottage
- Stunning Renovation With Modern Extension
- Open Plan Main Kitchen/Reception
- Characterful Sitting Room with Wood-burner
- Three Ample Bedrooms
- Main Bedroom with En-Suite & Floating Balcony
- Ample Rear & Side Garden Overlooking Fields
- Finished to a Very High Standard Throughout

St. Cross is a small rural hamlet located almost equidistant to both Harleston and Bungay - some five miles. Two thriving towns with an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the towns all year and lots of local clubs, organisations and activities within the village.



SETTING THE SCENE

Approached via New Road with hard standing and five bar gate leading onto the shingled driveway providing ample off road parking. The frontage also offers lawned front gardens with mature trees and hedging as well as steps leading up to the traditional main entrance door to the front with paved pathway and box hedging. To the right hand side following the shingle you will find a boiler room to the side with hot water tank and water softener and separate entrance door to the side.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front you are straight into the main sitting room with brick built inglenook fireplace housing a wood-burner. There are exposed timber beams and stairs leading to the first floor landing as well as under-stairs cupboard. a door to the rear takes you through to the kitchen with the family bathroom found to the left. The beautifully fitted family bathroom is tiled with wood panelling and offers a freestanding bath with w/c and hand wash basin as well as double walk in shower with rainfall head. The kitchen which is open plan to the dining/family room offers a range of fitted units with granite worktops over as well as integrated fridge, dishwasher and washing machine as well as large double sized range oven. The breakfast bar provides a buffer between the reception space and the kitchen with wood effect flooring running throughout the space. The reception is dual aspect with large bi-folding doors opening onto the rear garden as well as another set of doors to the side and stairs leading to the main bedroom. There is also an access door to the side. There are two sets of stairs, one to the front and one to the rear.

Heading up the rear stairs there is a small landing with access to the main bedroom to the rear benefiting from a stunning balcony with far reaching field views. The bedroom is vaulted with the benefit of a luxurious en-suite bathroom. The bathroom offers a free standing bath, double shower with rainfall shower head, w/c and hand wash basin. Heading up the front set of stairs there is another small landing with a window to the front. You will find a small bedroom ideal as an office as well as a another double room, both with lots of character and exposed timber beams. Externally you will find a boiler room housing the oil fired boiler, hot water tank and water softener as well as space for white goods.

FIND US

Postcode : IP20 0PA

What3Words : ///slightly.insisting.basket

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the drainage is via a septic tank, central heating is provided by oil, with bottled gas for the cooker.



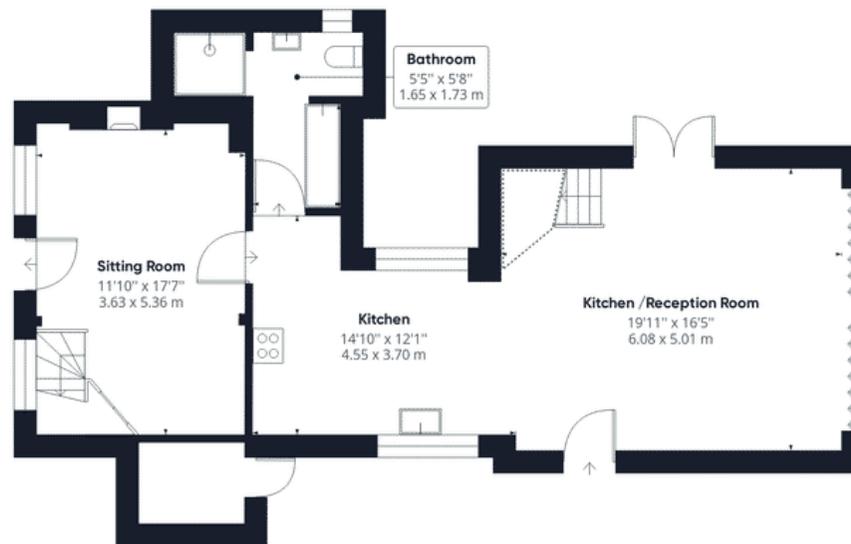




THE GREAT OUTDOORS

The wonderful, sunny rear gardens back directly onto open fields giving a real sense of space and privacy. Leading from the bi-folding doors in the sitting room there is a large paved terrace ideal for outside dining which wraps around both side of the property with low level wall enclosing. To the side there are raised borders with steps up to the lawn as well as a private sheltered courtyard. Within the lawned areas spanning to the rear and side you will find covered pergola area, timber shed/summer house as well as screened oil tank area.





Ground Floor

Approximate total area⁽¹⁾

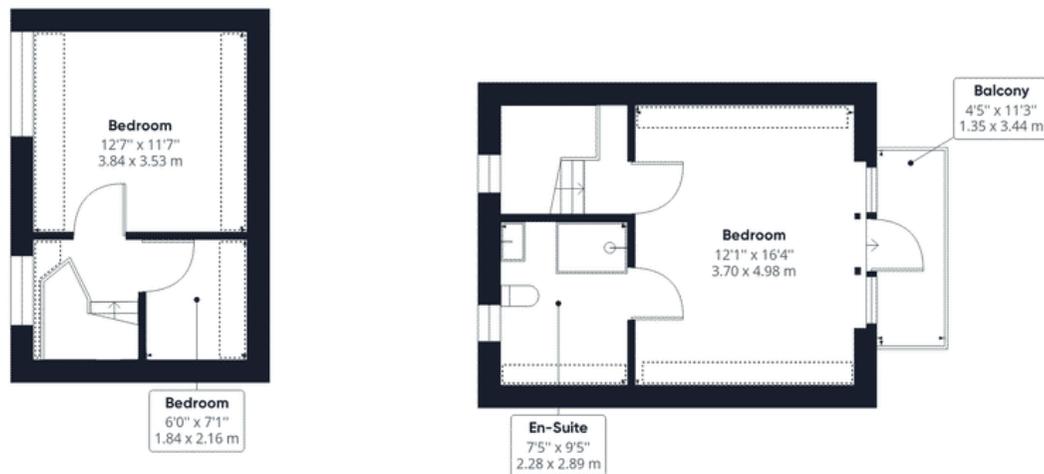
1328.10 ft²

123.38 m²

Reduced headroom

113.53 ft²

10.55 m²



Floor 1

(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.

GIRAFFE360



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 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.