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Manor Farm House
Bungay Road
Stockton
Beccles



A WONDERFUL GRADE II LISTED PERIOD HOME SET IN GENEROUS MATURE GARDENS

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Manor Farm House, Bungay Road, Stockton, Beccles, NR34 0HR

2

ENTRANCE PORCH

An impressive entrance with original front door into:

ENTRANCE HALL

Staircase to first floor. Door to "key hole" rear entrance porch. Stained glass feature with 1677 date having borrowed light from the dining room.

SITTING ROOM

A splendid triple-aspect room with views over the gardens. Cast iron working fireplace and surround. With modern oak floorboards throughout this is an exceptionally elegant and well-proportioned room.

DINING ROOM

Modern oak floorboards and double-aspect windows to front and rear. Beamed ceiling and brick inglenook with bressumer beam and cast iron woodburning stove on a brick hearth.

UTILITY ROOM

This room features an unusual reclaimed tiled floor from a Maltings and plumbing for washing machine and drier. Window to the rear and a fascinating original door with medieval graffiti opening onto the secondary staircase to the first and second floors Walk in storage cupboard.

CLOAKROOM

With low level WC and wash hand basin.

KITCHEN/BREAKFAST ROOM

This wonderful room has windows to the front and side aspects and a door leading out to the side garden. The kitchen area features a farmhouse-style kitchen with bespoke cupboard and drawer units having wooden work surfaces over with space for range-style cooker, attractive tiled flooring and exposed timbers to the ceiling. Within the kitchen area there is room for a breakfast table and leads through to a lovely seating area where there is a fireplace with bressumer beam over housing a wood burning stove, this fireplace features the original 'bread and faggot' ovens. Fitted storage.

WALK-IN PANTRY

With slate cold slab, shelving and fitted cupboards.







FIRST FLOOR

A delightful landing with double-aspects and including an oak mullion. Exposed timbers.

MASTER BEDROOM

Double-aspect windows with views over gardens. A beautiful room featuring wide original floorboards, cast iron fire grate and door to:



EN-SUITE SHOWER ROOM

Shower cubicle, low level WC and wash hand basin.

BEDROOM TWO

Again with double-aspects including an oak mullion and views over the gardens. Wide floorboards and impressive fireplace. Latched door to 'secret passage' into bedroom three. Original clothes cupboards.



BEDROOM THREE

Double-aspects with views over the garden and long views East over countryside. Elm floorboards. Door to walk in cupboard:

LANDING

BEDROOM FOUR

Double-aspects with far-reaching views over the countryside. Original fireplace.

BATHROOM TWO

Refitted in recent times by the owners and incorporating a bath, pedestal wash hand basin and low level WC.

BATHROOM ONE

Bath, low level WC, wash hand basin and large double-sized shower cubicle.

STAIRCASE TO SECOND FLOOR

GENERAL DESCRIPTION

The second floor is a revelation. It is as extensive as it is beautifully presented and would make a fantastic apartment or studio. It has been home to numerous family sleepovers and offers children and young adults a delightful escape from the "grown ups" below. Featuring some beautiful oak timbers, the second floor has extensive insulation and is as well-appointed as everywhere else.

BEDROOM FIVE

With gable window and extensive views.

BEDROOM SIX

The room showcases the fabulous oak roof structure and again has extensive views over the gardens. Door to:

LUMBER ROOM

This is where you keep your stuff!

PLAYROOM/GENERAL PURPOSE ROOM

A large room ideal for sleepovers, games, etc. The secondary staircase from this room leads down to the secondary landing on the first floor.





EXTERNAL

Manor Farm House is approached through wooden gates onto an extensive gravel parking area suitable for numerous vehicles. The owners have FULL PLANNING PERMISSION for a cart-lodge style garage within this area. (Details can be obtained from the owners). A pathway leads from this area through to the walled garden on the east-side and adjoins the house by the kitchen and breakfast room. Here this delightful enclosed garden features a formal central lawned area, fruit trees and vines, herbaceous borders and raised vegetable beds as well as a greenhouse.



To the south of the house is a distinctive crinkle-crankle wall which extends along the boundary with a range of shrubs and trees.

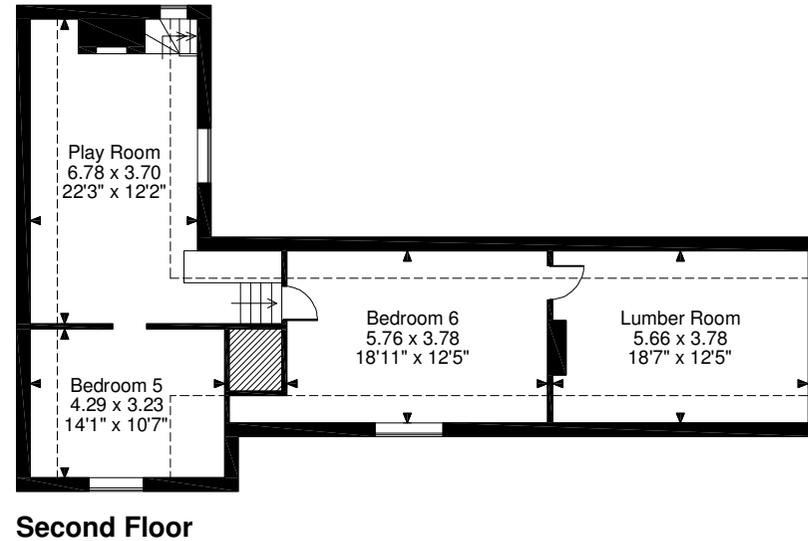
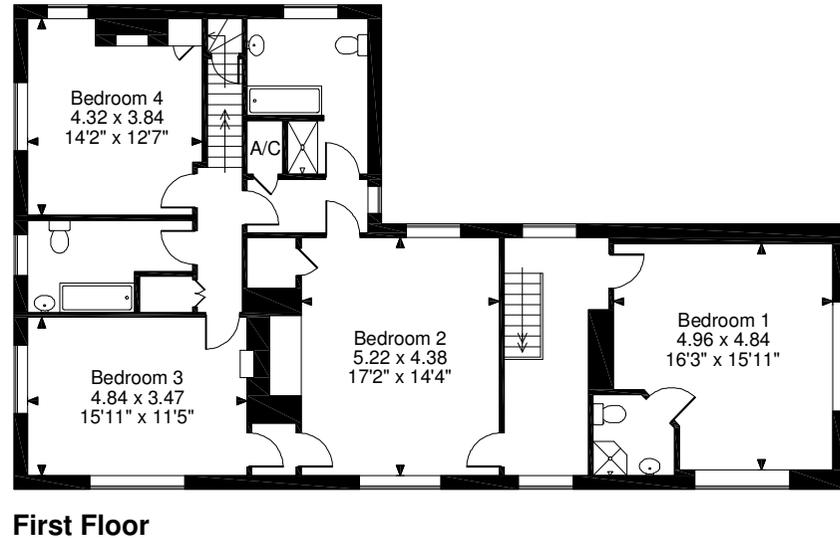
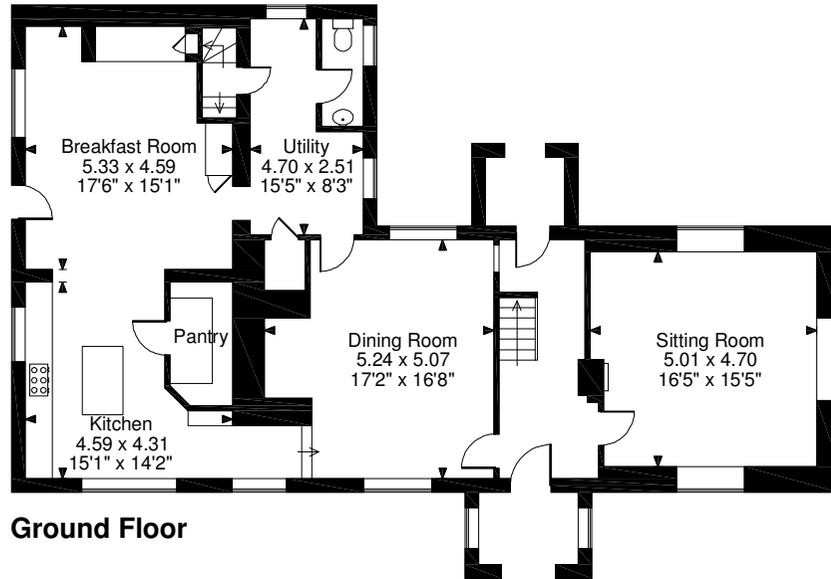
Much of the remainder of the garden is laid to lawn with some apple trees and a willow. A gate takes you through to the PADDOCK and further large garden where there is a magnificent and ancient oak tree. The garden in total amounts to 0.85 of an acre (STMS).

DIRECTIONS

From Norwich proceed on the A146 Beccles Road and continue past Loddon and the Hales garage and petrol station until you see the road sign for Stockton. Shortly afterwards continue past Church Road on your right and take the next turning next right onto Bungay Road where there is a village sign. Continue for about a quarter of a mile turning left onto 'Puttocks Lane'. The entrance to Manor Farm House is on the right-hand side.



Manor Farm House, Bungay Road Stockton, Beccles, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Manor Farm House is a wonderful three storey Grade II Listed former farmhouse offering extensive accommodation with a great deal of charm and character throughout. The ground floor offers two generous reception rooms as well as a fantastic kitchen/breakfast room and separate utility. On the first floor there are four bedrooms, one of which is en-suite, and a further family bathroom, while on the second floor there are a further two bedrooms as well as a playroom and useful storage/lumber room. The gardens include numerous specimen trees, areas of formal garden and a paddock area with impressive oak tree. Viewings are essential to fully appreciate the quality and character of the accommodation offered by this individual home, along with its setting and views over surrounding farmland.

EPC - Exempt

Viewing by appointment with our
Select Consultant on

01603 221797

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5 Bank Plain, Norwich, Norfolk, NR2 4SF

To view this property's virtual tour,
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