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The Firs,
The Common, Shelton, Norfolk.

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Superb, well appointed rural detached family home with approximately one acre of formal gardens and two five acre paddocks. The Firs has been sympathetically renovated over the last few years and offers excellent living accommodation with all modern conveniences, whilst retaining attractive period features.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Second Sitting Room
- Master Bedroom
- Three Further Bedrooms
- En-suite Bathroom
- Shower Room
- Period Features Throughout

Outside

- Approximately one acre Formal Gardens
- Approximately 10 Acres of Paddock
- Detached double garage with self contained Annexe above
- Stables, tack room and ménage
- Peaceful location



The Firs, Shelton



The Property

The Firs has been sympathetically renovated over the last few years and offers excellent living accommodation with all modern conveniences, whilst retaining period features. The renovations include an extension to the side of the property incorporating a spacious bespoke kitchen/breakfast room, with central round seating area, built in appliances and Aga, and featuring a vaulted glass roof. Downstairs accommodation also includes a bright entrance hall with period stained windows and exposed vertical beams with pamment tiled flooring, a large triple aspect reception room offering a feature open fireplace and all round garden views and second sitting room. The dining room with feature open fireplace is accessed via double doors with further doors leading to the garden.

On the first floor there are four double bedrooms, one with en-suite bathroom and furthe separate shower room. The master bedroom runs the full width of the house and has lovely views over the front and rear gardens.

Gardens and Grounds

The house is located on a quiet rural road and sits in approximately 1 acre of grounds, consisting partly of a large lawned front area with a variety of trees surrounding the house. To the rear are formal gardens which are beautifully tended. There is also a detached double garage above which is an self contained annexe.

To the side of the property is a gate leading to approximately 10 acres of fully enclosed paddocks with an Olympic sized ménage. There are a further range of outbuildings comprising stables, tack room and store room.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating and hot water.
Private drainage. Mains water and electricity
Energy Rating - E

Tenure

Vacant possession of the freehold will be given upon completion.

Local Authority

South Norfolk District Council

Tax Band: G

Postcode: NR15 2SJ

Agents Note

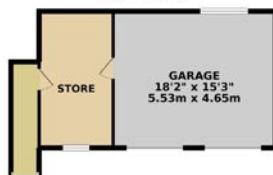
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



TOTAL FLOOR AREA : 2793.32 sq. ft. (259.51 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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GARAGE GROUND FLOOR 442.81 sq. ft.
(41.14 sq. m.)



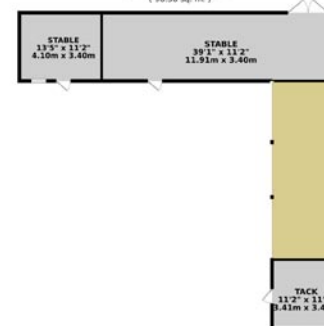
GARAGE 1ST FLOOR 442.81 sq. ft.
(41.14 sq. m.)



TOTAL FLOOR AREA : 2440.15 sq. ft. (226.70 sq. m.) approx.

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STABLES 1039.60 sq. ft.
(96.58 sq. m.)



STORAGE 514.95 sq. ft.
(47.84 sq. m.)



To arrange a viewing, please call 01379 882535

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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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