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Gerrins Farm, Swargate Lane,
Seething, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS



Seething - 1.1 miles
Loddon - 3.9 miles
Norwich - 12.3 miles
Beccles - 10.8 miles

To the end of a quiet country lane on the outskirts of the very popular village of Seething, nestled within a generous plot of gardens sits this lovingly cared for and beautifully presented family home enjoying field views. This pre-18th century farmhouse has been sympathetically restored and maintained, offering excellent versatile living space with five bedrooms over three floors. With far reaching country views and set within attractive gardens with double carport and plenty of off-road parking. The ideal spot to live the rural country lifestyle.

Accommodation comprises briefly:

- Entrance Hall
- Two Reception Rooms
- Large Study/reception three
- Kitchen/Breakfast Room
- Spacious Garden Room/Dining area
- Utility Room
- Ground-floor Shower Room
- Two First-floor Double Bedrooms
- Dressing Room to Master
- Single Bedroom
- Family Bathroom
- Two Second-Floor Double Bedrooms
- Double Carport
- Mature Gardens and far reaching field views
- Unspoilt and Idyllic rural location



The Property

Pushing aside the locally sourced solid-oak front door, the balance of character and practicality offered by this property is immediately apparent. A handy porch offers space to hang coats and kick off boots before moving in to the sizable utility space, from where access to a ground-floor shower room can be found. From here we step through to the traditional farm kitchen, with AGA taking pride of place, framed by a substantial fireplace. The kitchen provides ample space for a breakfast table and includes an integrated dishwasher and electric oven. From here, French doors open into the glorious garden room, measuring nearly 30ft in length. This attractive timber framed, brick-footed construction has unparalleled views out over the garden, with two sets of French doors that open to the outside world. Striking beams and timbers flow throughout the house, following you from the kitchen to the attractive sitting room where a fireplace with woodburner can be found. Two sets of French doors open out from this room, one to the rear garden and one into the garden room, allowing you to let the outside world in. Adjoined to the sitting room is a second reception room, providing the perfect place to retire to in the evening. Completing the ground-floor accommodation is another sizable reception room, currently used as a study. Moving to the first-floor you will find three of the five bedrooms on offer, two of which are generous double rooms and the third a single. The main bedroom has the added luxury of an attached dressing room and integrated storage cupboards. Upstairs facilities are provided by the cleverly laid out family bathroom where you will find a shower cubicle, toilet, wash basin and claw-footed bath. The second floor has a further two double bedrooms divided by a short landing built around the impressive central chimney.



Gardens and Grounds

From the lane, a gravelled driveway leads up to the property with space for plenty of off-road parking behind and in front of the five-bar gates. Framed by mature hedges either side, the driveway leads up to the double carport that is attached to the house and where the front door can be found. The property sits relatively central in the spacious plot of just over a third of an acre (STS) which faces a South/South-Easterly direction. Wide gravelled seating areas surround the house, framed by low brick walls with stone steps up to the lawns. An South facing brick patio area from the garden room catches the sun and looks out over beautiful field views - an ideal area for outdoor entertaining. Behind the house, formal rose beds lead to an established kitchen garden and via an arch to a newly planted orchard. This is currently fenced for free range hens.

Location

This property is located down a quiet country lane on the outskirts of Seething village with a sought after Primary School and Village Shop with Post Office. Loddon is a popular town close by providing schools, nurseries, shops, a Post Office, Churches, medical centre, library, pubs and access to the Broads network. The market towns of Beccles and Bungay are not far away, which provide further amenities and transport links. The Cathedral City of Norwich is just over 10 miles to the North, providing a mainline train link to London Liverpool Street and an airport offering various national and international flights. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are just over 20 miles away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electric. Private water (shared borehole). Private drainage (treatment plant).

EPC Rating: TBC

Local Authority

South Norfolk District Council

Tax Band: E

Postcode: NR15 1EH

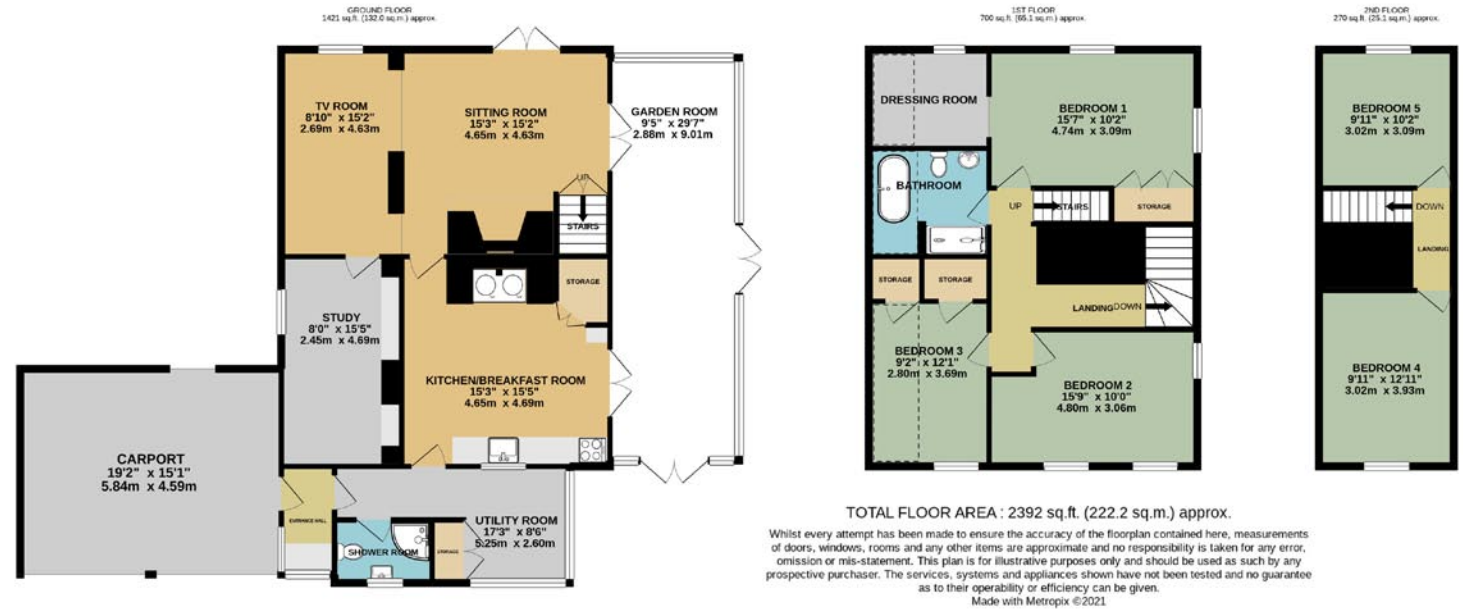
Agents Note

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 £625,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Norwich City Centre 01603 859343
Diss 01379 644822
Bungay 01986 888160
Beccles 01502 710180
Halesworth 01508 521110
Harleston 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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