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Meadow House,
Bungay, Suffolk

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Central Bungay Location! 6 Acres (stms)! Extensive River Frontage! Stables & Paddock!

This modern, substantial, four bedroom family home is set in the most delightful spot offering superb access to the town centre and many amenities Bungay has to offer whilst hiding the most amazing secret at the rear. A true chance to live out your dreams by the river, the land fronts the River Waveney enjoying the rolling views beyond. On site separate vehicle access leads to the stables, paddock and meadows whilst formal gardens, ample parking and a large double garage further compliment this once in a lifetime opportunity.



The Property

Stepping through the front door of this attractive home we are welcomed by the reception hallway where the scale of the property and superb amounts of natural light that flow throughout are instantly apparent. Directly ahead we find the study enjoying the stunning views over the grounds whilst to our left we enter the sitting room. The sitting room offers a superbly proportioned space enjoying a dual aspect that again fills the room with natural light. At the rear patio doors open to a large external seating area with retractable canopy where we fully appreciate the breathtaking views. Inside a portable stove creates a cosy focal point. Back in the hall we pass the stairs and find the formal dining room set to the front, again an impressive space that takes in a view of the extensive front courtyard. Below the stairs an area for storage is found whilst the ground floor cloakroom is set to the head of the hall. Completing the ground floor accommodation we find the kitchen/breakfast room set looking onto the gardens, land and river surrounding. A range of newly fitted bespoke kitchen units line the walls and provide superb storage and working space above. To avoid arguments as to who washes up two sinks are set below the windows enjoying the views whilst a stable door opens to the kitchen garden area. A brand new range style cooker (available by separate negotiation) completes the aesthetic and ample space is made for informal dining. Climbing the stairs we arrive on the galleried landing. At the head of the stairs we find our first two bedrooms looking onto the gardens and views beyond. At the front of the house an impressive double room is set adjacent to the family bathroom where a fitted suite offers a bath with shower above, wash basin and w/c. Completing the first floor accommodation the impressive master suite is set at the head of the landing. Entering the master bedroom we pass the generous shower room whilst our eye is instantly drawn to the impressive proportions of the room. Fitted wardrobes feature and three windows enjoy the surrounding views and fill the room with natural light.

Gardens & Grounds

Approaching the property via Staithe Road we pass the former Maltings and arrive at the head of the road where the un-assuming frontage leads to an extensive gravelled driveway and the double garage. A wrought iron gate passes the front boundary wall that hides this impressive home and enters the most delightful front courtyard where the magic of the site starts to become apparent. The frontage provides a vast space for seating, relaxing and enjoying some shade. A path leads us to the front door passing a wealth of planted shrubs and native perennial flowers. The path continues to the side of the house where the view leaves you wanting more! To the side we find a variety of raised beds forming a kitchen garden which divides the formal gardens from the driveway to the stables, paddocks and land. This driveway is accessed via double gates from the frontage. At the rear a generous formal garden space is laid to lawn which seamlessly transitions to the land. Patio doors from the sitting room lead out to a seating area where we enjoy views of the meadows, river and stables. Post and rail fencing encloses the portable field shelter and stables and continues to form the enclosed paddock whilst all of the spaces open to the meadows which literally extend as far as the eye can see. The entire northern boundary is river fronting providing the most delightful framing to the site, whilst an extensive range of mature native trees create the most impressive backdrop to this picture perfect setting.

Location

This stunning, modern family home is set adjacent to the banks of the River Waveney, a natural beauty spot, regarded by the heritage and conservation teams, whilst being only a short walk into the vibrant Market Town of Bungay. Bungay offers a good range of all the necessary amenities, shops, schools, cafes, restaurants and bars/public houses. The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 30 mins drive to the North (weekday and Saturday bus providing an hourly service to and from) and has a mainline train link to London Liverpool Street. And an expanding international airport The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance 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

All mains connected.
Gas fired central heating.

EPC Rating: TBA

Local Authority

East Suffolk Council

Tax Bands: F

Postcode: NR35 1EJ

What3Words: ///nothing.grief.dispensed

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.



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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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