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*Camden House,*  
Bungay, Suffolk

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Halesworth - 8.6 miles  
Beccles - 6.2 miles  
Norwich - 16.6 miles  
Southwold - 16.8 miles

Live, Work & Entertain in over 2000.sq.ft of accommodation with a most wonderful additional working/secondary accommodation option. Superbly situated for the centre of Town we are delighted to offer this imposing, Victorian, Double Bay Fronted Town House. The property has undergone an innovative yet sympathetic renovation and conversion and now boasts immaculately presented, modern living spaces coupled with the many period features that truly set the home apart. The generous accommodation in the main home offers an abundance of character whilst a secondary space approaches an additional 1000.sq.ft currently used as office space and storage but would serve as superb guest accommodation or a permanent annexe. A landscaped courtyard garden, off road parking and garage further enhance the exciting opportunity Camden House offers. Inspection by viewing is essential.



### Gardens & Grounds

Approaching Camden House from Lower Olland Street we find our off road parking in front of the double gates which open to the rear and give access to the courtyard garden and garage. From the footpath we push open a wrought iron gate which parts the ornate brick wall and a crimson and cream diamond tiled path leads us over the shingled front courtyard garden where we step below the the storm porch and push open the stained glass front door to Camden House. At the rear we find an extensive paved courtyard garden which has been carefully planned and beautifully executed to offer a superb extension to this impressive home.. Natural stone lines the courtyard whilst a range of beds frame and dissect areas of the garden bringing bursts of colour and scent throughout the seasons. Glazed doors open from both parts of the property to enjoy a view and access to the space. Barn style doors open to the brick garage which is connected with power and light.



## The Property

Passing the ornate facade of this stunning Suffolk grey brick, Victorian home we start absorbing many of the details our vendors have worked so hard to preserve whilst creating a stunning living space that works seamlessly around modern living and entertaining. Within the main house we find an array of fireplaces and original tiled floors that contrast against the many modern yet sympathetic fixtures and upgrades that have been made. On the ground floor we find two stunning bay fronted rooms set to either side of the spacious tiled entrance hall, a 26.ft sitting room & library enjoys a dual aspect providing a bright and calm space to relax whilst on the opposite side of the hall the formal dining room flows open plan into the kitchen breakfast room. These two spaces flow wonderfully again creating a bright and spacious feel enjoying the dual aspect it offers, ideal when entertaining or simply managing busy family life. The kitchen has been recently refitted to now provide a modern yet sympathetic space finished to an exacting standard. A large walk in pantry is set above the full height, brick lined wine cellar found on the lower ground floor. Passing the ground floor lavatory we step into an ultra modern garden room which enjoys a full wall of glazed doors opening to the courtyard and links to the secondary accommodation/office space. On the upper floors of Camden House we find no less than four generous double bedrooms which are flooded with light from the large sash windows. On the first floor two of the bedrooms are set to the right of the staircases whilst on our left the principle bedroom links to the large en-suite and dressing room. The shower room completes the first floor and echoes the superb, sympathetic finish throughout. On the second floor we find the forth of the double bedrooms and a large attic room which offers excellent storage and could serve as a fifth bedroom simply by decorating accordingly. Returning to the garden we access the secondary building which also enjoys independent access from the gardens, this converted stable and hay loft has been executed to the high standard found throughout and now boasts two first floor offices (potential bedrooms), two reception areas, kitchen breakfast room and shower room. Our current vendors have used the space for storage and a fantastic home office set-up, an impressive space offering absolute flexibility in its use.



## Location

This property is located just footsteps from vibrant, historic market town of Bungay and offering superb access to the River Waveney and protected open green spaces that surround this charming Town. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, 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 and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 19 miles distance. The unspoiled 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

Gas fired Central Heating. Mains Electricity. Mains water. Mains Drainage.

EPC Rating: E (plus upgrades)

## Local Authority

East Suffolk Council

Tax Bands: E

Postcode: NR35 1BY

## 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:

Bungay 01986 888160

Loddon 01508 521110

Halesworth 01986 888205

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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.