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Lilac Cottage,
Bedingham, Norfolk

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ESTATE AGENTS



Sympathetically refurbished to an exacting standard, this charming, detached, four bedroom Cottage and attached one bedroom Annexe is superbly situated within the popular South Norfolk Village of Bedingham. The property approaches 2000.sq.ft of superbly presented, versatile accommodation which combines much of the original character with all of the convenience of modern living. Outside mirrors the attention to detail! Electric gates open to the generous parking area whilst the gardens extend to a quarter of an acre (stms) offering a variety of space to enjoy including a timber lodge style studio boasting two main rooms and its own fitted shower room. Viewing is essential to appreciate all Lilac Cottage has to offer.

Main accomodation comprises:

- Entrance Lobby • Cloakroom • Sitting/Dining Room
- Kitchen/Breakfast Room • Utility Room
- Master Bedroom & En-Suite • Guest Bedroom
- Double Bedroom • Single Bedroom • Main Bathroom
- Ample Parking • Delightful Gardens • Garden Lodge

Annexe:

- Sitting Room • Conservatory • Bedroom • Bathroom



Gardens & Grounds

Leaving Triple Plea Road we approach the property via Mill Lane where immediately to our right electric gates open to the generous parking area, which is laid to attractive Chelsea Set paving. The parking area leads us to the entrance lobby which access' both the main house and annexe. To the front a most attractive low walled cottage garden is filled with colour & scent. A gate opens through the wall and leads us to the storm porch and front door. An established wisteria takes centre stage through the spring & summer months. At the rear we step from the driveway into the main gardens where the attention to detail is ever more apparent. A brick path leads us past a covered seating area where a pergola offers shade and passing the decorative willow fence we step into the main gardens which are laid to lawn and framed with a wealth of flowering beds that again fill the gardens with colour and scent. A variety of fruit giving trees provide a small orchard area whilst the garden lodge offers a superb studio space connected with power and boasting two superb rooms, a small kitchenette and fully fitted shower room. Continuing in the garden we find the potting shed and poly tunnel before arriving at a vast patio that catches the sun throughout the day. An arch opens between the flower beds where a path divides the lawn and leads to a summer house set at the head of the space offering a beautiful view back toward the property.



The Property

Entering the property in true Norfolk style at the rear, we are welcomed by the generous entrance lobby that opens to both the main house and the attached annexe, cork brick paments line the space. Stepping into the main house we enter via the inner hall where our stairs rise to the first floor and doors open to the ground floor cloakroom and spacious utility room, the utility looks onto the frontage and provides a home for our laundry appliances and an integrated dishwasher. Back in the hall we step into the kitchen/breakfast room where the character of the home and superb standard of finish really comes to life. The kitchen has been re-fitted with a vast range of modern yet classic styled wall and base units all complimented by solid wooden work surfaces. Two windows fill the space with natural light which lights up the beamed ceilings and timber effect flooring. A fitted double oven, hob and extractor feature along with an integrated wine cooler whilst space is made for a large fridge/freezer. In the breakfast area we find space for informal dining and relaxed seating making the entire space a 'hub' to the home. A 'esse' range takes centre stage offering a warming focal point to the room. Passing the front entrance door and third window we enter the sitting/dining room. These two rooms flow as one and enjoy windows to the front and rear aspects. An imposing red brick fireplace houses the wood burning stove and we find a small library space to the inglenook. On the first floor we find doors leading to all rooms independently. The first three bedrooms are all set enjoying a view to the front aspect. Two are superb double rooms whilst the generous single enjoys a walk-in closet. The family bathroom is set at the head of the landing and echoes the superb finish found throughout. A separate bath and shower along with wash basin and w/c are all set against classic panelled walls. Completing the main accommodation we find the exceptional master bedroom, a large double boasting a full wall of fitted wardrobes and an en-suite shower room matching the standard of the main bathroom. Back in the entrance lobby we find the annexe which offers a superb double bedroom with fitted wardrobes & dressing area, the bathroom is set adjacent whilst the main space offers a large sitting room with a fitted multi-fuel burner which opens to the conservatory where we enjoy the garden views.

Location

Lilac Cottage enjoys a semi-rural position situated within the village of Bedingham which merges with Woodton which offers a primary school, public house/restaurant, church and regular bus service between Bungay & Norwich. The Market Town of Bungay is just south of the village whilst the Cathedral City of Norwich lies approximately 13 miles to the north with a mainline rail service to London Liverpool Street (approx 1hr 54 mins) and an expanding airport on the north side of the city with international flights. Southwold and the unspoiled Suffolk coastline is within an easy driving distance.



The Annexe





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

Mains Electricity. Mains Water. Mains Drainage. Oil fired central heating.

EPC Rating: F

Local Authority

South Norfolk Council

Tax Bands: E

Postcode: NR35 2NY

What3Words: ///cement.laugh.conducted

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.



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2



Approximate total area^m

200 m²
2153 ft²

Reduced headroom

2.6 m²
28 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Loddon 01508 521110

Halesworth 01986 888205

www.muskermcintyre.co.uk



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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