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Dulls Farm
Ellingham, Norfolk

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ESTATE AGENTS

A rare opportunity to purchase this imposing red brick Farmhouse and your own slice of the stunning South Norfolk countryside. Dulls Farm offers a tranquil setting enjoying 11.5 Acres (stms) of formal gardens, paddocks and open meadows. A range of retired farm buildings offer a wealth of further opportunity to explore, whilst inside the house we find over 2300 sq.ft of versatile accommodation boasting two reception rooms, farmhouse kitchen, utility, scullery and cellar. Upstairs four large bedrooms and two bathrooms lead off the delightful landing. Offered with no onward chain. Our valuer comments 'Only once visited will you fully appreciate the scale of the space and tranquility this location offers'.

Accommodation comprises briefly:

- Reception Hallway • Living Room • Formal Dining Room
- Family Farmhouse Kitchen/Dining Room • Utility & Scullery
- Ground Floor Cloakroom • Cellar • Family Bathroom
- Master Bedroom & En-suite • Three Further Double Bedrooms
- Generous Gardens • Further 11 Acres (stms) of Grounds
- Range of Retired Farm Buildings



Property

Stepping into Dulls Farm we are welcomed via the reception hall where the scale and stature of this home are instantly apparent. Our stairs rise to the first floor and doors to either side open to the two fine reception rooms. The sitting room enjoys two windows that command a view over the grounds and pour light onto the solid wood floor. A cast iron fireplace offers a cosy focal point to the space. Over the hall we step into the dining room, the proportions of this space have allowed it to serve as a comfortable snooker room. Two cupboards are set to either side of the vast open fireplace. A window looks onto the gardens and a door enters the inner hallway. Off the inner hall we find the cloakroom and large scullery which offers a versatile range of options for modern use. A door opens to the stairs leading down to the fully brick lined, arched twin cellar. At the head of the cellar stairs we step into the farmhouse kitchen dining room, offering an abundance of space and one of the best views on the ground floor. A classic range of units line the walls and provide an extensive working area above. Set to the fireplace a wood burning stove really makes this room the 'hub of the home'. At the rear, a door opens to the rear entrance where a door opens to the garden. A second staircase rise to the rear landing and a door opens to the vast utility room which echoes the character of the home whilst serving ideally as a modern laundry and utility space. Returning to the reception hall we climb the main stairs to the impressive landing and pass a door that links the front and rear portions of the first floor. Off the main landing we find two exceptional double bedrooms that mirror the proportions of the reception rooms below. The larger of these enjoys an elevated dual aspect whilst the slightly smaller offers a walk in wardrobe and en-suite bathroom. At the rear the second landing leads to two further impressive double bedrooms and the vast family bathroom. The second staircase returns to the rear entrance area and completes the accommodation.







Outside

Approaching from Dulls Road which links between Loddon & Bungay we take the properties private driveway and pass through the stunning South Norfolk countryside, at the head of the drive a twin five bar gate opens to the grounds where the driveway splits leading to both the front of the house and the farm buildings. Passing the front of this imposing home we find a large parking and turning area by the northern face of the house. The formal gardens wrap around the front and rear of the farmhouse affording superb views over the grounds and surrounding farm land. On the northern boundary we find a well drained stock fenced paddock that approaches two acres (stms), whilst the remaining grounds lead from the farmyard and offer a continuous open meadow planted with grass and self seeding wildflowers. A pond divides the farmyard and the main acreage. The retired farm buildings offer a wealth of potential and consist of an expansive steel framed, open sided barn, three brick buildings and a substantial dog run.

Location

The property is situated off Dulls Road positioned between the popular village of Loddon and market town of Bungay, both providing all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentists, library, veterinary practice, pharmacy, local gym, hair & beauty salons, pubs, cafes, butchers and take-out options. There is access to the Broads Network via the River Chet & River Waveney, along which there are some lovely walks. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street and international airport. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings

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

Services

Oil Fired Central Heating, Mains Electricity and Water. Private drainage served by a septic tank.

Energy Rating: TBA

Local Authority:

South Norfolk District Council

Tax Band: E

Postcode: NR35 2HS

What3Words: ///shops.impulses.compelled

Tenure

Vacant possession of the freehold will be given upon completion.

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.

Guide Price: £950,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Bungay 01986 888160

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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