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*Pound Cottages,*  
Kirby Cane, Suffolk

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ESTATE AGENTS

Create your own vision of home in this exceptional setting. We are delighted to offer this deceptively spacious three bedroom family home, enjoying a third of an acre plot (stms) on the edge of the popular Norfolk/Suffolk border village of Kirby Cane. The property, previously in tenancy for many years benefits from modern double glazing and oil fired heating. Internally a full cosmetic refurbishment is required whilst outside offers uncompromised room to expand the property (stpp). The grounds offer much potential whilst enjoying the countryside views. This property and location is a must see!

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Rear Lobby & Boiler Room
- Ground Floor Lavatory
- First Floor Landing
- Three Bedrooms
- Bathroom
- Grounds Extending to 0.3 Acres (stms)



**The Property**

Entering the property via the timber porch which leads into the rear lobby we find doors opening to both the boiler room and cloakroom. Stepping ahead we enter the kitchen, currently fitted with a basic set of units, a window looks to the rear grounds and we find a walk in pantry and large storage cupboard. A door opens to the dining room which is set adjacent lending the two rooms to become one akin to modern living. In the dining room we enjoy the garden views and open fields beyond. A door from here opens to the front entrance where our stairs rise to the first floor landing, and we continue on the ground floor into the sitting room. The sitting room spans the full depth of the house, enjoying dual-aspect views and natural light from windows to both the front and rear. An open fire is set to the centre of the room. On the first floor the generous landing enjoys a window looking to the rear. Doors open to all three bedrooms each offering a generous space and some superb elevated views. The two larger rooms boast built in storage. Completing the accommodation the family bathroom is fitted with a bath, sink and w/c.

Please note that it is assumed any purchaser will undertake a full cosmetic refurbishment. We ask that you take this into consideration before scheduling a viewing.



### Outside

From School Road we pass the private road way which offers access initially to 1 & 2 Pound Cottages, The Old School and continues to Sheepwalk Farm. Number one is the second property entrance on the right where we pass the established boundary hedging and find an extensive parking and turning area. A brick shed is set to the boundary along with a number of dilapidated timber sheds. The parking area leads us to the rear entrance. The grounds extend to a third of an acre (stms) and are in the main laid to lawn with a mass of established shrubs, hedging a trees creating a range of garden areas that enjoy privacy.

### Location

The property occupies a rural but not isolated position conveniently located close to the village of Kirby Cane. The attractive Market town's of Beccles and Bungay are both approx 4 miles distant which provide a range of shops, schools, and all other essential amenities which may be needed. The Cathedral City of Norwich lies approximately 17 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 unspoilt Suffolk coastline is within an easy driving distance of 21 miles.

## Services

Mains Electricity and Water, Oil Fired Central Heating.  
Private Drainage - Please be advised that the purchaser will need to install their own treatment plant for sewage disposal. There is currently no septic tank on the property, and the existing drainage is connected to the treatment plant located in the garden of No. 2.

Energy Rating: E

## Local Authority:

South Norfolk Council  
Tax Band: B  
Postcode: NR35 2HP

What3Words: ///delusions.acrobat.sublet

## 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.

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**Guide Price: £230,000**



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](http://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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