

Church Road

Flixton, Suffolk

MUSKER McINTYRE
ESTATE AGENTS

Occupying a prominent position at the entrance to the historic Flixton Hall Estate, we are delighted to offer for sale this imposing, versatile family home. Enjoyed by the current owners over the last three decades, The Lodge offers a superb opportunity in a wonderful setting. Internally, the versatile accommodation boasts four bedrooms, three reception rooms, a kitchen and bathrooms set over two floors. Outside the established gardens, enjoy a view of the meadows and woodland that lead into the estate. Offered with No Onward Chain this property has to be seen to fully appreciate the space and location on offer.



Accommodation comprises briefly:

- Entrance Hall • Sitting Room • Living Room• Kitchen
- Dining Room • Utility & Cloakroom
- Master Bedroom with En-suite Bathroom
- Three Further Double Bedrooms
- Family Bathroom • Off-Road Parking
- Generous Established Gardens

Property

Entering this unique home via the original front door we are welcomed in via the entrance porch where terracotta tiles line the space and a leaded window looks back onto the grounds, a door opens from here into the entrance hall where we are met with a spiral staircase rising to the first floor. To our left we enter the sitting room, a superbly proportioned room filled with natural light from windows to two aspects. A feature brick fireplace houses the wood burner and creates a cosy focal point to the space. Stepping back across the hall we find the dining room which flows open plan into the kitchen. The dining room enjoys French doors opening to the gardens whilst practical tiled flooring is found. In the kitchen an extensive range of wooden fronted units offer ample storage and working space above. A fitted double oven, hob and extractor feature whilst the sink is set below a window looking onto the gardens. From the kitchen we step into the the second entrance hall area where a door opens to the patio outside and a second staircase rises to the first floor. At the foot of the stairs we find the utility and cloakroom fitted with a wash basin and w/c whilst a large walk in store houses the laundry equipment. Completing the ground floor accommodation we find the third reception room. This versatile room currently serves as a second living space with a window looking to the gardens and French doors opening to the side of the plot. An open fire creates a focal point to the room whilst attractive exposed floorboards are found underfoot. Climbing the stairs at this end of the house we arrive on the landing and find the first three double bedrooms and family bathroom. The larger of these offers a superb double room with fitted storage, whilst the further two rooms offer ample space for double bedroom furnishings and both feature vanity basins. The family bathroom offers a bath with shower above, wash basin, w/c and bidet. Returning to the landing we arrive at the top of the spiral staircase where we access the master bedroom. This superb bedroom makes no compromise on space and enjoys a view over the entrance to the estate. Two doors open to the en-suite facilities serving the room. A lavatory area offers a w/c and wash basin whilst the separate bathroom space is fitted with large corner set whirl pool bath. This completes the accommodation.























Outside

From Church Road we enter the site passing the decorative pillars and timber gates that enter the Estate. The Lodge is situated to the left of the entrance where we pass the hedged boundary to the foot of the garden and find the off-road parking. Iron railings line the external boundary and a personal gate offers pedestrian access. The garden itself offers a superb space laid to lawn and planted with a range of established trees and mature shrubs. A large patio area frames a nature pond and offers the perfect spot for summer entertaining whilst a path continues past a raised flowerbed leading to both of the doors that access the house. The path returns to the iron pedestrian gate. At the foot of the garden the the off road parking area offers space to be further expanded or build a garage/cart lodge (stpp).

Location

This delightful family home sits within the historic grounds of Flixton Hall Estate Flixton is located between the market towns of Harleston and Bungay. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. 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 40 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 14 miles distant. 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 are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Calor Gas central heating. Mains electricity, water and drainage.

Energy Rating: F

Local Authority:
East Suffolk Council
Tax Band: E
Postcode: NR35 1NU

What3Words: ///aboard.lodge.soda

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: £450,000



To arrange a viewing, please call 01986 888160

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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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