



A SUPERB GRADE II* LISTED GEORGIAN TOWN HOUSE WITH A LARGE WALLED GARDEN

TRINITY HALL
BUNGAY, NORFOLK/SUFFOLK BORDERS

savills

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NORFOLK/SUFFOLK BORDERS, NR35 1EX

Lot 1: Entrance/reception hall ♦ drawing room ♦ dining room
♦ sitting room ♦ kitchen/breakfast room ♦ larder ♦ pantry
♦ boot room ♦ utility room ♦ two cloakrooms ♦ gun room
♦ cellar ♦ master bedroom ♦ dressing room and adjoining
bathroom ♦ four further bedrooms ♦ family bathroom ♦ shower
room ♦ four attic rooms ♦ gravelled drive with off street parking
♦ large walled garden

Lot 2: Trinity Lodge cottage (available by separate negotiation)
♦ sitting room ♦ kitchen/dining room ♦ two bedrooms and
bathroom ♦ open-fronted garage ♦ rear garden

The Property

Trinity Hall is a most handsome and substantial early Georgian townhouse listed Grade II* of significant architectural importance. The house retains much period detail with fine shuttered sash windows to the principal south elevation and fine door case with Doric columns. The house has ample gravelled parking and to the rear there is a large well stocked walled garden with a fine view of Trinity Church as a backdrop.

Trinity Hall has substantial accommodation with a central reception hall and particularly elegant staircase lit by a pair of hooded sash windows with window seats overlooking the walled garden. There is a large drawing room with French windows onto the walled garden and a formal dining room and sitting room and a sunny south west facing kitchen breakfast room, as well as the usual domestic offices. On the first floor there are five bedrooms, a dressing room, two bathrooms and shower room together with extensive attic rooms.

The house was acquired by the family of the current owners in 1985 and was, at the time the subject of a major and substantial programme of complete restoration and refurbishment.

There is an adjoining cottage (Trinity Lodge) as described in Lot 2 and this is available to the purchasers of Trinity Hall by separate negotiation.





Outside

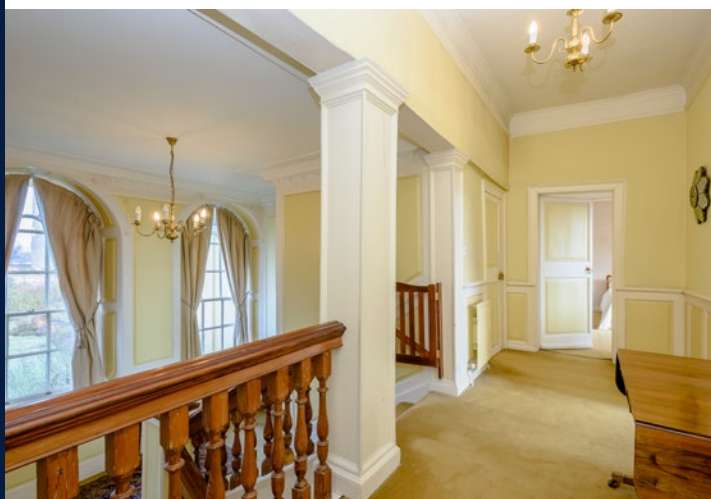
The house is approached by a gravelled drive situated immediately to the east of the house and the drive is entered through timber gates mounted onto brick gate piers. Situated to the east of the house there is a large gravelled area suitable for parking several cars. The first part of the gravelled entrance drive is shared with the cottage (Trinity Lodge).

To the rear and north of the house there is a large walled garden, largely laid to lawn with well stocked mixed shrub and herbaceous borders and with a fine view of Holy Trinity Church as a back drop. There is a further area of lawned garden situated to the north east. There are a great variety of ornamental shrubs and trees including a fine mulberry. The garden in all extends to about half an acre.

The Cottage (Trinity Lodge – Lot 2)

This is situated to the east of Trinity Hall and was formerly the coach house. It is now a separate dwelling with a separate title. It is traditionally constructed of brick under a hipped pantile roof and has the following accommodation: sitting room, kitchen/dining room, two bedrooms and bathroom. It has its own area of rear garden, open-fronted garage and gravelled parking area. The property will be granted a shared access over the initial part of the gravelled entrance drive of Trinity Hall.





Situation

The historic Waveney Valley market town of Bungay is a bustling town offering a good range of shopping facilities including a renowned delicatessen and other lifestyle shops, cafes and restaurants, as well as good leisure facilities and primary and secondary education. There are delightful walks in the surrounding countryside of the Waveney Valley. Norwich, the cathedral city and regional centre of East Anglia, is about 14 miles to the north and has excellent retail, cultural and educational facilities and a mainline railway service to London Liverpool Street. The same mainline train can also be reached at Diss, about 18 miles. Southwold, on the Suffolk Heritage Coast, is about 16 miles.

Agent's Note

The adjoining cottage (Trinity Lodge) as shaded on the attached plan is available by separate negotiation. The gravelled entrance drive is owned by Trinity lodge, but there is right of access over the first part to Trinity Lodge Cottage.

Directions

Leave Norwich on the B1132 Bungay Road. At the second round about on the edge of Bungay follow the signs to the town centre (Bungay and Halesworth). In the town centre bear half left into Trinity Street and follow this road between the two churches bearing left by Holy Trinity Church. Immediately after bearing left the house will be seen set back on the left hand side behind a low brick wall with wrought iron railings. The entrance gates to the drive are immediately after the house on the left. The postcode is NR35 1EX.



Services

Mains water, electricity, gas and drainage, gas fired central heating

Local Authority

Waveney District Council

Tax Band - G

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are included in the sale.

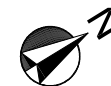
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

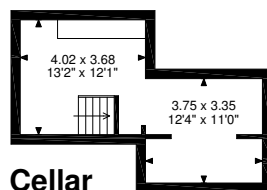
Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



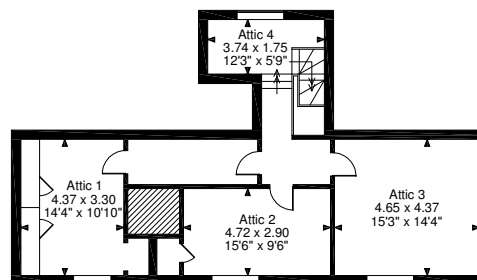


FLOORPLANS

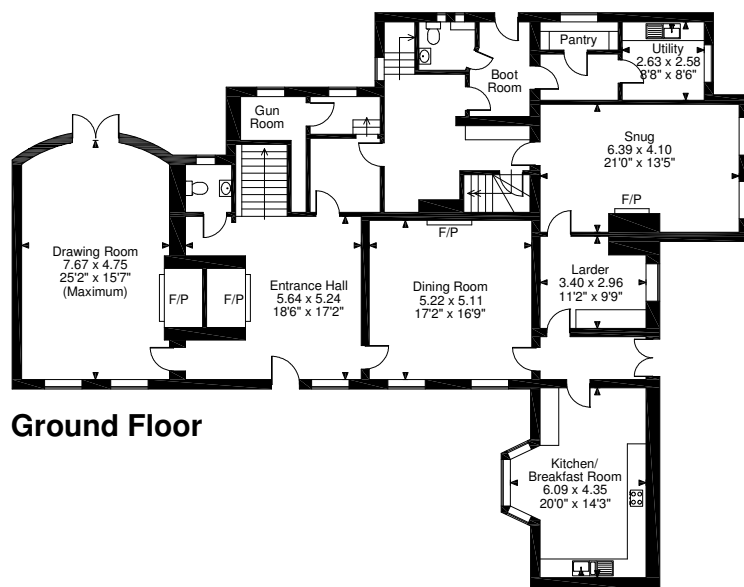
Main House gross internal area = 5,734 sq ft / 533 sq m
 Carport gross internal area = 156 sq ft / 14 sq m
 Cottage & Store gross internal area = 903 sq ft / 84 sq m
 Total gross internal area = 6,793 sq ft / 631 sq m



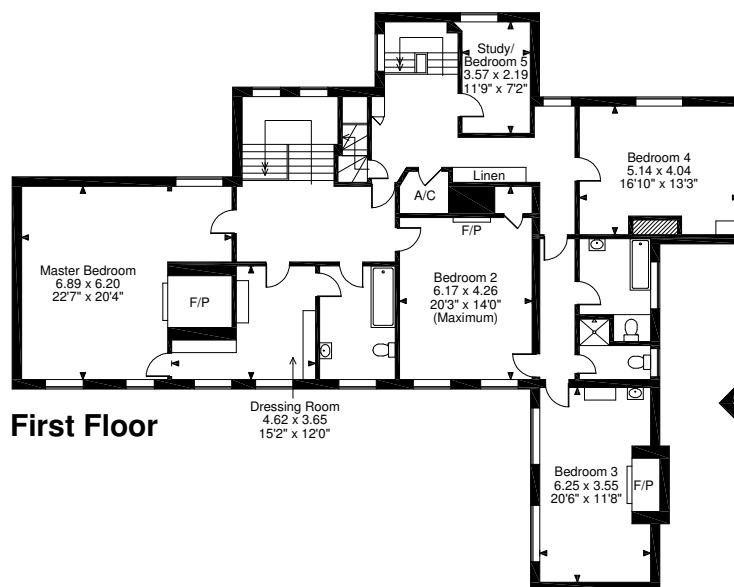
Cellar



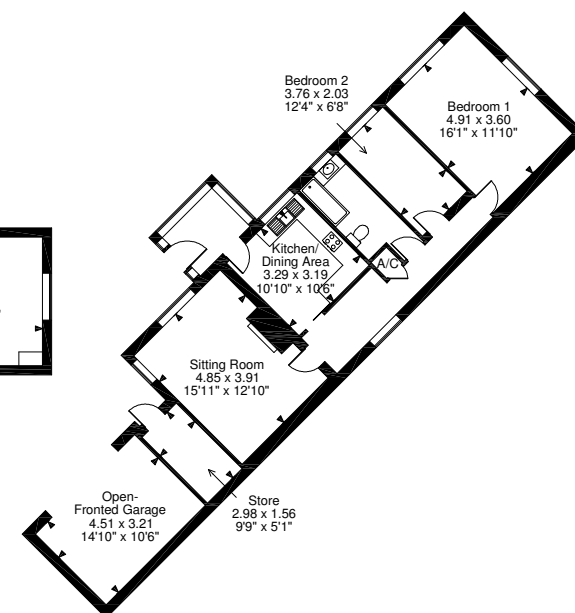
Second Floor



Ground Floor



First Floor



Cottage

EPC Trinity Lodge

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	46
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		