



Handsome late Georgian former Rectory

The Old Rectory, Temple Bar, Earsham, NR35 2TA

Freehold



Entrance Hall • Sitting Room • Dining Room • Music Room • Library • Kitchen/Breakfast Room • Family Room • Utility Room • Cloakroom • Principal Bedroom with en suite • Bedroom two with en suite • Two further bedrooms • Family Bathroom • Potential annexe consisting of: Sitting Room, Bedroom, Bathroom and potential kitchen
Outside: Double Garage • Single Garage • In all about 2.8 acres

The Property

The Old Rectory is a bright and well-proportioned Georgian house, typical of the period and with a fine southern aspect set in about 2.8 acres of gardens and grounds overlooking unspoilt meadows towards Earsham and Bungay churches. The house was built in 1805, the year of the battle of Trafalgar. Originally owned by The Knights Templar and subsequently by the Dukes of Norfolk, the land on which The Old Rectory is built was handed over to the church for the purpose of constructing "A fitting residence for the Parson".

The property has been well maintained and extended to include a potential three room annexe which would be perfect for multi-generational living or just provide extra living space if desired. A kitchen would need to be installed for this to be used as an annexe.

An excellent kitchen/breakfast area has wonderful views into the garden and with adjoining family room providing ample entertaining space for friends and family.

In the original part of the house there are two well-proportioned principal

reception rooms with French windows leading onto the garden. A music room and a small library provide ideal snugs or reading rooms. On the first floor of the main house there are four bedrooms and three bathrooms.

Outside

Situated in a private location in superb gardens the outside space is a must see. Ample off road parking is provided thanks to the large gravel driveway and both a double and single detached garages. A variety of mature trees and shrubs are in situ with the majority of the gardens laid to lawn and taking in the stunning views over countryside. Both a kitchen garden and orchard containing a variety of fruit tree add character to the outside with the attractive courtyard and patio terrace providing an excellent entertainment space.

Location

Temple Bar, Earsham, is situated on the Norfolk/Suffolk border in the Waveney Valley close to the Georgian market town of Bungay, approximately 15 miles south of the cathedral city of Norwich and some 16 miles from Diss and the Suffolk Heritage Coast.





Earsham is a small village comprising a 14th century church and an excellent and highly regarded village primary school. There is also a 17th century public house. In Bungay there are a selection of boutique shops, restaurants, post office, a supermarket, medical centre, dentist, banks and hairdressers. Leisure facilities include a swimming pool complex, an 18 hole golf course, cricket club and The Fisher theatre.

The thriving city of Norwich has a comprehensive choice of schools, theatres and entertainment, cultural and leisure activities for most tastes. Rail services from Diss, run every 30 minutes to London Liverpool Street and take approximately 90 minutes.

Services

Mains water, oil fired central heating, electricity and drainage

Local Authority

South Norfolk District Council
Council Tax Band G

Agent's Note

The drive is owned by The Old Rectory with a right of access granted to the neighbouring property.

Fixtures & Fittings

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

Viewings

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.

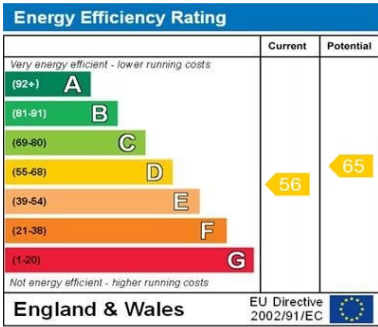


Old Rectory, Temple Bar Earsham, Bungay, Norfolk
Main House gross internal area = 3,193 sq ft / 297 sq m
Double Garage gross internal area = 617 sq ft / 57 sq m
Annexe gross internal area = 525 sq ft / 49 sq m
Storage gross internal area = 53 sq ft / 5 sq m



The position & size of doors, windows, appliances and other features are approximate only.
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