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*The Tuns, The Street,*  
Aldeby, Norfolk

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MUSKER  
McINTYRE  
ESTATE AGENTS



We are pleased to offer a rare opportunity to acquire a substantial three double bedroom detached period home with an abundance of living space. The property boasts three reception rooms, plus a dedicated office, a kitchen and a utility room, and the convenience of three bathrooms, including an ensuite, as well as two ground floor shower rooms. Set within approximately 1.5 acres (STS), the home also features beautiful established gardens with a field and enjoys picturesque countryside views towards the Waveney Valley.

**Accommodation comprises briefly:**

- Entrance Hall
- Two Ground Floor Shower Rooms
- Living Room • Dining Room
- Garden Room • Office
- Utility Room • Kitchen
- Three Double Bedrooms
- Ensuite Bathroom to Master
- Established Gardens & Field
- Off Road Parking
- Approx. 1.5 acres (STS)

### **Property**

Upon entering this lovely and spacious house, you are greeted by a generous hallway. This area offers ample space for storing coats and boots and features attractive Oak flooring and Pammet bricks. From the hallway, you'll find convenient access to a shower room, the kitchen, and a doorway leading into the dining room. The dining room is a charming space featuring exposed wooden beams and traditional quarry tiled flooring. The main highlight of the room is a beautiful inglenook open fireplace, and there is a door that opens to the front of the property. Additionally, a doorway connects the dining room to the office, and further through to a convenient utility room. Another door leads into a second, smaller hallway with an Oak staircase to the first floor, an exit to the front of the house, and an entrance to the carpeted living room. This room features a lovely open fireplace and dual aspect windows, creating a relaxing space that is both cosy and filled with natural light. To the other end of the property we have the stunning garden room, which boasts character with exposed beams and a high ceiling. Dual aspect windows fill the space with an abundance of natural light. The main focal point of the room is a wood-burning stove situated on a tiled hearth. Double French doors and a single door provide access to the front of the house. Additionally, there are internal doors connecting to the second ground floor shower room, which benefits from underfloor heating beneath a tiled floor, and the kitchen. The kitchen is a good size and features a good selection of wall and base cupboards complemented by Bamboo & Sycamore worktops and traditional quarry tiled flooring, with ample room for a dining table and chairs. The kitchen is equipped with two ovens and integrated induction hob, along with a large stainless steel sink and drainer situated beneath a window that overlooks the public footpath that runs behind the property. The property also benefits from a water softener. On the first floor the substantial master bedroom has a window to the front aspect and Velux window to the rear and a walk-in cupboard. A door leads into the en-suite bathroom equipped with a wood panelled bath, WC, and hand wash basin. For additional storage, there is a built-in linen cupboard and other units available. There are two further double bedrooms, each with built-in storage, and in bedroom three a built-in wooden bed with cupboard under, completing the internal accommodation.















### **Garden & Grounds**

This property is approached through a double five-bar gate that opens onto a driveway. The driveway offers plenty of off-road parking and provides access to the front of the property and gardens. The mature gardens are mainly lawn, enhanced by a diverse collection of established trees, shrubs, and flower beds that ensure colour throughout the year. French doors from the garden room open onto a spacious patio, ideal for outdoor entertaining during the summer months. Additionally, there is a boiler house, pellet store, workshop, and a garden shed, all equipped with electricity and power points. Notably, the garden shed includes an inverter for the 16 solar panels which benefit from a feed-in tariff. (Please note that there are also 3 batteries located within the house for solar storage). For storage, the property features two wood stores and an insulated shed. In the field, there is a building used as a store and shed for garden equipment. Garden enthusiasts will appreciate the large greenhouse with double doors, as well as a second, older greenhouse. An old chicken hut and run and caravan store are also present at the top end of the field. The field and garden have been thoughtfully developed as a wildlife haven, featuring a variety of trees, flowers, shrubs, and a pond.

### **Location**

The Tuns is located in Aldeby close to Burgh St Peter. Aldeby is approximately 6 miles from the market town of Beccles, with its excellent range of shopping facilities and railway station which provides a link to Lowestoft and the Ipswich London line. Burgh St Peter Staithe is approx. 3 miles away where you have access to all manner of water activities. There are also plenty of walks available in the area with the marshes providing a large range of wildlife and a wealth of birdlife. The Wheatacre 'White Lion' which does delicious food is within walking distance and the Aldeby farm shop and Pantry Cafe is also nearby. There is a part time Post Office within the village and The Waveney Centre is also nearby giving you access to a village shop, public house and river walks.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Primarily Pellet boiler for central heating and hot water. Mains electricity. Septic Tank.

Energy Rating: TBC

## Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR34 0AB

What3Words: ///extension.thighs.magnum

## 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: £625,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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.