



Manor House
Seething, Norwich NR15 1AL

Manor House, The Street, Seething, Norwich NR15 1AL



A delightful Georgian house with well-proportioned rooms situated in the centre of the village with extensive outbuildings, garaging, stabling and over 6.5 acres of gardens and grounds in a private and tranquil setting. The property offers an opportunity for a buyer to enhance to their own specification.

Included in the sale is a detached two bedroom cottage, with off street parking.

Summary of the Accommodation

Manor House

Entrance Hall, principal double reception room, three further reception rooms, kitchen, conservatory, cloakroom, cellar, utility room, larder. On the first floor are four principal bedrooms with two further interlinking bedrooms, two bathrooms and a shower room.

There is an extensive range of outbuildings including a double garage, workshop, former piggeries and ground and first floor storage facilities. Additional thatched barn with storage above. Stable block for two horses with tack room.

Gardens including a large pond, lawns, kitchen garden, outside swimming pool and former tennis court (both in need of restoration)

The Cottage

Entrance lobby, sitting room, bathroom, kitchen and two bedrooms. Off street parking and garden

For Sale by Private Treaty

CONTACT

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Manor House, The Street, Seething, Norwich NR15 1AL

Approximate distances:

Loddon	3 miles
Brooke	3 miles
Bungay	6 miles
Norwich	9.5 miles

(Rail Norwich to London Liverpool Street 110 minutes)



Travelling from Norwich on the A146 Beccles Road, proceed under the Southern Bypass (A47) and continue on the A146. At the first roundabout take the 3rd exit on to Mundham Road. Proceed for 2.5 miles and turn left into Seething Road. After just under half a mile, the entrance to Manor House will be on the left.



LOCATION

Seething is a small but popular village 3 miles from the Georgian town of Loddon on the River Chet just under 10 miles south-east of Norwich. The village has retained its charm, with a thatched Grade II Listed church with a pre-Norman round tower and wall paintings dated circa 1350. The property is situated in the centre of the village which has a local shop, post office, village hall, a large playing field and an excellent primary school.

Loddon has a supermarket, hairdresser, primary school, restaurants, pubs, tennis courts, a Health Centre, dentists and is situated on the River Chet, providing the only access to the South Norfolk Broads network.

The Cathedral City of Norwich is renowned as the Cultural Centre of the East with its museums, art galleries, theatres, market place and restaurants is easily accessible via the Bungay Road. The rail station offers services to Cambridge and London Liverpool Street taking about 75 minutes and 90 minutes respectively. Norwich international airport is about 30 minutes via the Northern Distributor Route and from where flights to Amsterdam take under an hour and from there onward world-wide destinations can be caught. The Southern Bypass provides access to the Norfolk and Norwich Hospital (about 16 miles distance), The University of East Anglia and the John Innes Centre.

The Georgian market town of Bungay is situated on the River Waveney on the Norfolk/Suffolk boundary, and comprises a delicatessen, fish and fruit shops, antique shops, the Fisher Theatre, Leisure centre and a golf course. Schools in the locality include Langley School in Chedgrave, The Hobart in Loddon, St Felix School at Southwold and Henstead Preparatory School. Further schools in Norwich include the Norwich High School for Girls, Town Close Preparatory and the Norwich School.



Manor House Seething



Approx Gross Floor Area = 4950 Sq. Feet
= 459.8 Sq. Metres
For illustrative purposes only. Not to scale.

Outbuilding
Approx Gross Floor Area = 1229 Sq. Feet
= 114.1 Sq. Metres
For illustrative purposes only. Not to scale.

DESCRIPTION – Lot 1 Manor House

Double timber gates lead to a gravelled parking area to the front of this handsome detached house dating from 1831, with a pond and weeping Willow. The house is privately situated in about 6.65 acres of grounds with extensive outbuildings, and located in the centre of the village, next door to the village store and post office.

Manor House offers an opportunity for a buyer to enhance to their own specification. It benefits from classic Georgian well-proportioned reception rooms and original features. The east wing could provide separate accommodation for a relative or deriving an income from letting. Beyond the wing are an extensive range of outbuildings, which could be incorporated into further accommodation with the relevant Building Regulation consents.

Built of brick under a double slate tile roof (with fitted solar panels) the Manor House has traditional sash windows, working shutters, cornicing, display alcoves, original working fireplaces and a wine cellar.

The reception rooms have an east, south and westerly aspect over the garden. A door from the conservatory room leads to an east and south facing patio overlooking the lawn with shrub borders. Against the walls are Wisteria, a vine and prolific fruit trees. To the rear is a protected outdoor swimming pool and further enclosed kitchen garden, both in need of maintenance. The grounds are in a rectangular block, extending to about 6.65 acres and include a paddock, corrugated iron former mink sheds, a concrete block piggery and a hard tennis court in need of reinstating.

A detached timber framed barn has recently been re-thatched and provides storage for logs and equipment, with storage above.

A sweeping rear drive leads around the pond to The Street and to

Lot 2: The Cottage

A detached brick and tile two storey cottage, with a sitting room, kitchen, bathroom and two first floor bedrooms, currently tenanted on an Assured Shorthold Tenancy and receiving £600pcm.

PRICE

The properties are offered freehold as a whole £1,250,000

SERVICES

Mains water, electricity and drainage to a private septic tank. Solar Panels. Oil fired central heating and hot water

LOCAL AUTHORITIES

South Norfolk District Council	Manor House	Council Tax Band G	Council Tax Payable 2022/2023	£3,475.27
	The Cottage	Council Tax Band B	Council Tax Payable 2022/2023	£1,621.69

AGENT'S NOTE

There will be an overage clause in the sale contract in the event that planning consent is obtained for one or more separate new dwellings (but excluding the conversion of any of the existing outbuildings)

VIEWING

Strictly by appointment through the Vendor's Agent

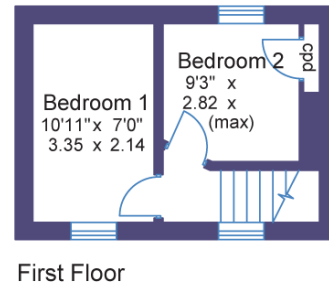
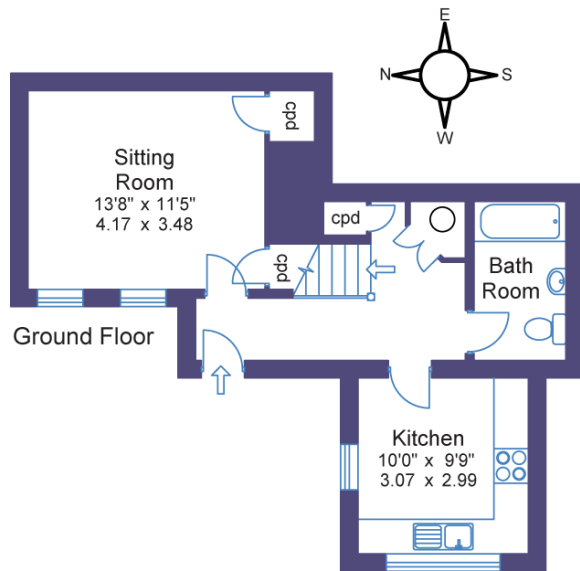
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The Cottage and Barn Manor House Seething



The Cottage

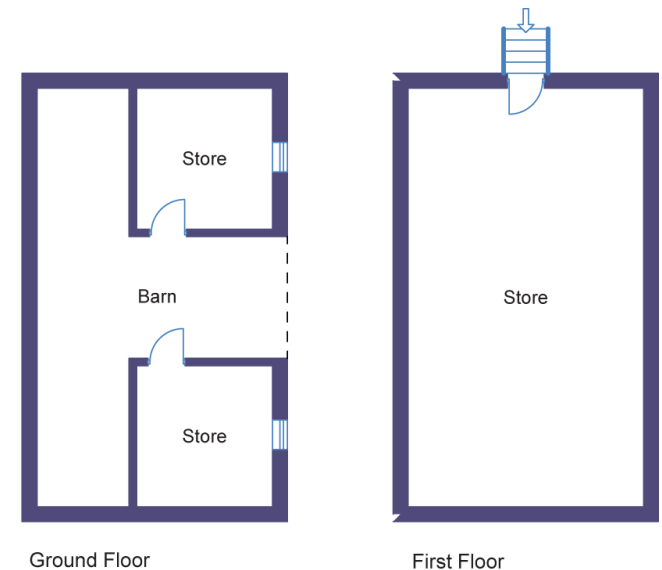
Approx Gross Floor Area = 651 Sq. Feet
= 60.4 Sq. Metres

For illustrative purposes only. Not to scale.

The Barn

Approx Gross Floor Area = 898 Sq. Feet
= 83.4 Sq. Metres

For illustrative purposes only. Not to scale.





Manor House Dining Room



Manor House – Bedroom 2



Manor House Pond & Barn



Manor House South East Elevation