



**Bulls Hall Road, Occold, Suffolk**

**Harrison Edge**  
Estate Agents

Since we sold this bungalow to the current owners in 2016, it has been transformed both inside and out. Farmland runs alongside a very long garden which includes a matched set of buildings to include a GARDEN STUDIO, WORKSHOP & STORES. The garden is also a joy, south facing and combining well with the well laid out interior.

- Originally 3 Bedroom
- Outbuildings & Workshop
- Garden Studio
- Large 'gardeners' Garden
- Garage
- Double glazed & oil heating

### Location

Occold is one of the key villages surrounding Eye, only two miles away from the town and home to a real community of all age groups. Much is due to the village retaining its Primary School, pub and support of a 21st Century built Community Centre/Village Hall. Bus services continue through the village linking with the wider area and currently, an increasing network of routes. This property is known as being on both The Street and Bulls Hall Road. Bulls Hall Road is a country lane which peters out into farm tracks and bridleway along with a number of Public Footpaths leading off. Consequently, there is little in the way of passing traffic. Being part of the Eye catchment, we in this area are fortunate in being nicely central within the region which allows for almost equidistant travel to the key regional towns of Ipswich, Bury St Edmunds and Norwich along with up and down the Coast. The bungalow itself sits alongside open farmland in a slightly elevated position and with a very long south facing garden. With only bungalows behind (within a similarly large garden) and to the side the property enjoys a high degree of privacy.

### Description

The current owners acquired the property via Harrison Edge in 2016. During their ownership they have transformed the property not just inside but also outside. Internally, the accommodation has been extensively rewired along with smart efficient windows and exterior doors fitted, new kitchen and bathroom installations, new oil fired boiler (sitting outside!) along with floorcoverings, decoration, internal doors and other modifications and improvements. Outside particularly, a marvellous collection of matched outbuildings have been

created which for those with hobbies and interests, will be a real boon. What's more, to cap it all, at the far end of the garden, just past the Kitchen Garden area, lies a superb GARDEN STUDIO with two internal spaces and its own small woodburning stove.

Being south facing, the previous owner installed photovoltaic panels to the rear roofline taking advantage of the orientation.

**Entrance Hall:** An outer glazed multi-point locking door with glazed side panel opens to a welcoming central hall. A laminate floor leads through and turns into the INNER HALL. Together the two areas provide built-in cupboard plus airing cupboard (with hot water storage tank), and access to loft space. Single radiator. Coved ceiling. White panelled internal doors lead off.

### Lounge:

*15'6" x 12'2" (4.73m x 3.71m)*

From the hallway the lounge sits at the rear of the bungalow taking advantage of the southerly aspect and outlook to the gardens and terrace. To one side sits a 8Kw wood burning stove, installed by the current owners and providing a focal point to the room. A glazed outer door and side panel provides access to the rear and good natural light along with matching window alongside. An archway connects this space with the adjacent Dining Room. 4 wall light points.

### Dining Room: *12'1" x 8'10" (3.68m x 2.7m)*

Together the two rooms combine to an overall length of 24'11. Originally, this dining room was a third bedroom when the bungalow was first built and was accessible directly from the hallway. The original door from the hall was in situ when the

current owners purchased the property via Harrison Edge in 2016 and therefore could in theory be reinstated if required. A further window provides an outlook to the garden and terrace at the rear. 2 wall light points. Double radiator with thermostatic valve. Wiring for two wall mounted stereo speakers (speakers not included).

### Kitchen: *11'6" x 10'5" (3.5m x 3.18m)*

Reconfigured and refitted by the current owners, this smart, well laid out space comprises smart woodblock oak worktop across

assorted cupboard and drawer storage options including 'magic' corners and integrated dishwasher. Wall cupboards match with underlighting and a ceramic sink has a dual-function extendable mixer tap. Integrated fridge and freezer. Pull out 'rackery'. Slot in cooker space with chimney hood and LPG supply to the owners pride & joy Smeg cooker which is not included. To finish the effect, a central matching small island unit provides a further surface space and storage. A window above the sink provides an outlook to the deep, well planted front garden. A glazed door leads off to the useful side Porch/Utility.

### Side Porch/Utility: *9'2" x 5'6" (2.8m x 1.68m)*

Laid with a quarry tiled floor and constructed with a blockwork lower section off which a double glazed PVCu frame sits complete with glazed roof and outer door. Plumbing for washing machine and space for upright fridge freezer. Wall cupboard. Coat racks. The glazing allows for a good view above the side hedge to the farmland beyond.

**Bedroom 1:** 12'2" x 9'7" (3.7m x 2.92m)

Situated at the rear of the bungalow with a window to the garden and terrace. Floor to ceiling wardrobing provides excellent storage. Single radiator with thermostatic valve.

**Bedroom 2:** 10'2" x 7'10" (3.1m x 2.4m)

Situated at the front of the bungalow with a window to the deep, well planted front garden. A recess houses floor to ceiling wardrobing providing yet more storage opportunities. Thoughtfully included wall mounted bedside light. Single radiator with thermostatic valve.

**Bathroom:** Refitted and remodelled by the current owners to now comprise a suite of low level wc, pedestal wash basin and P' shape shower bath with fixed shower head and shower hose. Fitted storage unit. Extensive tiling. Shaver point. Double radiator with thermostatic valve. Window to the front elevation.

**Gardens & Grounds:** The Harwoods is set back from this quiet road, in a slightly elevated position, behind a good depth of lawned front garden. Hedging, shrubs and plant provide detail and feature and to one side sits the sloping driveway and parking for two cars side by side. A brick GARAGE has up and over door, power and light connected and measures internally 16'6 x 8'3 (5.03m x 2.52m). A side gate leads to the rear with well surfaced pathway which continues down through the entire garden. Finish and attention to detail is evident throughout the gardens and includes power sources and seven cold water standpipes up and down the plot. The long garden, hedged and abutting fields along one side, is broken up into smaller gardens including a sociable terrace space immediately at the rear and then, passed borders of shrubs and plants both at low level and climbing. Beyond the buildings lies a productive KITCHEN GARDEN with raised beds and a GREENHOUSE. The owner have a small dog and have netted the boundaries. A number of fruit trees have established and include many of the favourites.

**Outbuildings:** The bungalow is notable for its tremendous collection of garden buildings which really are exceptional. All bar the Garden Studio are of timber frame, weatherboard clad frames set on two courses of brick and set beneath a composite slate type tile roof. Built by the current owners in conjunction with advise from Mid Suffolk District Council, the range includes:

A **GARDEN STUDIO** measuring overall internally, 22'9 x 9 (6.95m x 2.76m) raised up off the ground, timber framed and weatherboard clad beneath and industrial felt roof. Designed internally as two spaces, one with a small wood burning stove.

Double glazed with two windows, glazed outer door, power and light including USB sockets.

**SMALL STORE** 10'1 x 5'10 (3.08m x 1.79m)

**MIDDLE STORE** 12'6 x 7'6 (3.82m x 2.29m) Power & light and 4'5" wide door opening.

**LARGE STORE** 12'5 x 11'2 (3.79m x 3.4m) Similarly appointed and with 30amp electric supply for welding. 4' wide door opening.

**END STORE** 12'5 x 10'7 (3.79m x 3.24m) Similarly appointed but with side window. Standard 2'6 wide door opening currently with a stable door fitted.

The buildings are all set off by stone and road plantings creating a smart finished off area and all have guttering.

**Services:** The vendor has confirmed that the property benefits from mains water, electricity and drainage. Twin LPG cylinders. Oil storage tank & external oil fired boiler supplying domestic hot water and radiators.

**Mobile & Broadband:** OfCom Mobile & Broadband Checker - paste the following link into your browser:  
<https://checker.ofcom.org.uk/>

**Flood Risk:** For Flood Risk information paste the following Link into your Browser:

<https://www.gov.uk/check-long-term-flood-risk>

**Wayleaves & Easements:** The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

**Important Notice:** These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

**Identification Verification:** The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity. A fee of £30 inclusive of VAT applies to each Vendor/Purchaser via our preferred ID Verification partner, Verify365.

**Postal Address:** The Harwoods, The Street, Occold, Eye, IP23 7PL

**Local Authority:** Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

**Council Tax:** The property has been placed in Tax Band C. Registered as The Harwoods, Bulls Hall Road, Occold, Eye, IP23 7PL

**Tenure & Possession:** The property is for sale freehold with vacant possession upon completion.

**Fixtures & Fittings:** All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

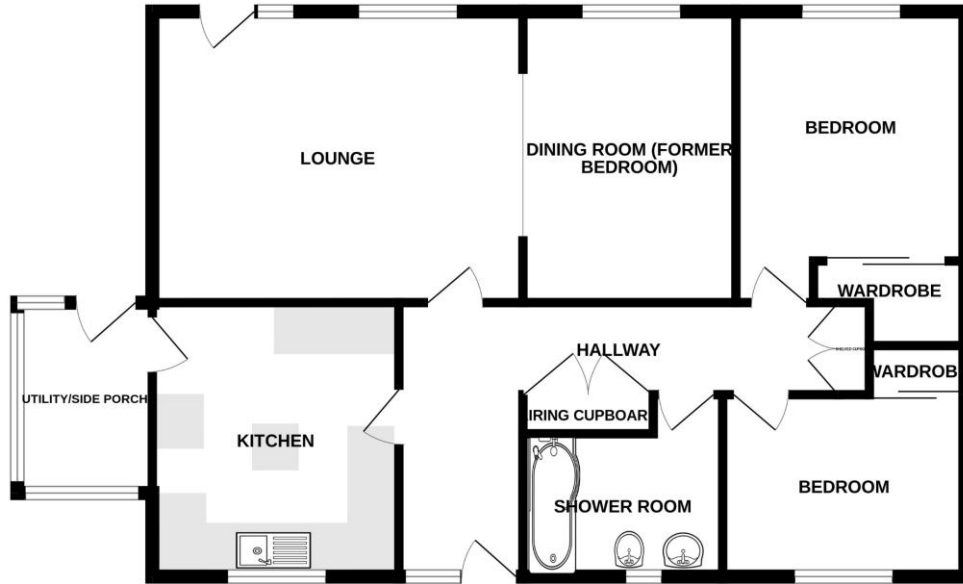
**Viewing:** By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

**Directions**

Once in the centre of Occold, take the turn by the Primary School into what is The Street. This continues seamlessly into Bulls Hall Road. The Harwoods is the last bungalow on the right hand side.



GROUND FLOOR  
857 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026





**Important Notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.