



Staithe Road, Burgh St. Peter, Beccles

Guide Price £600,000 - £650,000 Freehold

Energy Efficiency Rating : C

- ✓ No Chain!
- ✓ Over 2000 Sq ft (stms)
- ✓ Approx. 1 Acres (stms)
- ✓ Broads Location Close to River
- ✓ Equestrian Facilities & Stabling
- ✓ Open Plan Living Accommodation
- ✓ Up to Five Bedrooms
- ✓ Views Across Marshland

To arrange an accompanied viewing please call our Bungay Office on 01986 490590





NO CHAIN. With Over 2000 Sq ft (stms) of accommodation and a PLOT of around 1 ACRE (stms), this SUBSTANTIAL FAMILY HOME offers ELEVATED VIEWS across MARSHLAND, with EQUESTRIAN FACILITIES including STABLING. The property is presented in EXCELLENT DECORATIVE ORDER, with mostly OPEN PLAN LAYOUT to the ground floor, various CHARACTER FEATURES, and HUGE POTENTIAL for further remodelling of EXTENSIONS (stp). This RARELY AVAILABLE Broads location, close to the River, is ideal for those seeking a PEACEFUL SETTING or WEEKEND GET AWAY. Internally, the property offers a porch entrance, OPEN PLAN SITTING ROOM and DINING ROOM with a FEATURE FIREPLACE, useful bedroom/STUDY, OPEN PLAN KITCHEN and BREAKFAST ROOM, with an ADJACENT GARDEN ROOM and modern shower room. Upstairs, FOUR BEDROOMS and the family bathroom lead off the landing, with an EN SUITE SHOWER ROOM to the main bedroom.

#### LOCATION

Set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR34 0DE), but to help you...Heading out of Beccles via Northgate, at the end of the road take the left hand fork signposted Gillingham. Proceed into the village and through it, turning left onto the A146. At the roundabout take the right hand turn towards Great Yarmouth. Follow the road, take the first right hand turn signposted Aldeby, carry on into Burgh St Peter, where the property can be found at the end of Staithe Road on the left-hand side, indicated by our For Sale board.

#### AGENTS NOTE

The property benefits from income generating solar panels. We understand the property utilises a septic tank for sewerage.

Fronting Staithe Road, an open shingle driveway offers ample parking, where at present, separate parking exists to allow the land and stables to be commercially let if required. From the parking, a gated access leads to the gardens and front access.

uPVC obscure double glazed entrance door to:

#### ENTRANCE PORCH

Tiled flooring, uPVC double glazed window to side, smooth ceiling, door to:



### KITCHEN/BREAKFAST ROOM

23' 2" x 15' 4" Max (7.06m x 4.67m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, space for 'Range Style' electric or gas cooker, space for American style fridge/freezer, space for dishwasher, space for breakfast table, cast iron multi-fuel burner set within a decorative fire place, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, electric fuse box, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

### GARDEN/UTILITY ROOM

17' x 8' 8" Max (5.18m x 2.64m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, brick tiled flooring, uPVC double glazed window to side, uPVC door to side, floor standing oil fired central heating boiler, door to:

### SHOWER ROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower, tiled walls, wall mounted vanity mirror with lighting, tiled flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.

### DINING ROOM

23' 3" x 10' 10" Max (7.09m x 3.3m) Cast iron multi-fuel burner with tiled hearth and timber beam, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed sliding patio door to rear, telephone point, door to study/bedroom, opening to:

### SITTING ROOM

13' 1" x 12' 11" (3.99m x 3.94m) Tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, television point.

### BEDROOM/STUDY

12' 11" x 9' 7" (3.94m x 2.92m) Tiled flooring, radiator, uPVC double glazed window to front.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, smooth ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

15' 4" x 11' 5" (4.67m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to front x2, television point, smooth ceiling.







### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer tap, electric shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror with lighting, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.

### **DOUBLE BEDROOM**

10' x 9' 8" Max (3.05m x 2.95m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in airing cupboard, smooth ceiling.

### **DOUBLE BEDROOM**

10' 11" x 9' 9" Max (3.33m x 2.97m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built-in storage cupboard, smooth ceiling.

### **DOUBLE BEDROOM**

16' 2" x 12' 11" (4.93m x 3.94m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, door to:

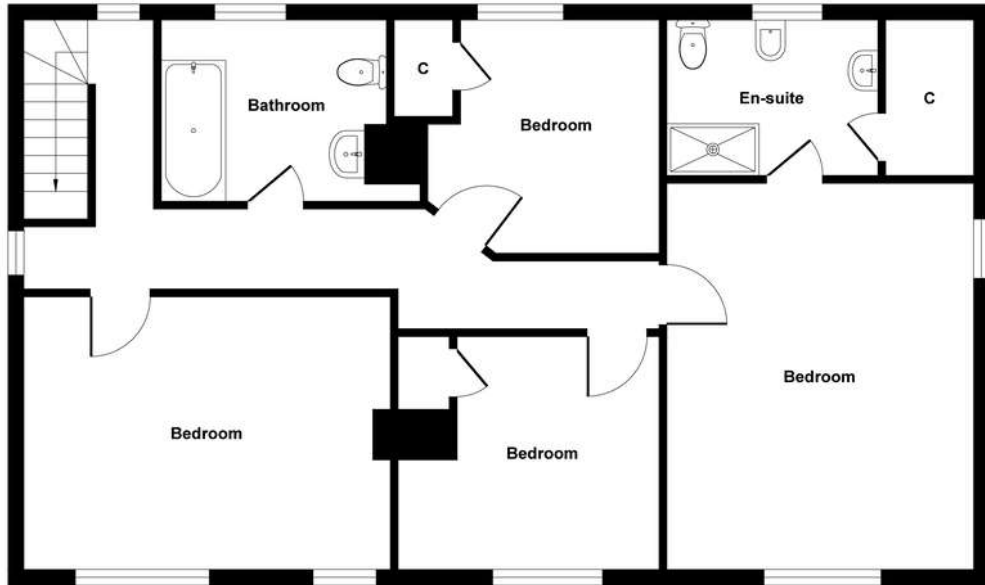
### **EN SUITE**

Three piece suite comprising low level W.C, pedestal hand wash basin, bidet with mixer tap, double shower cubicle with electric shower, tiled splash backs, aqua board splash backs, shaver point, wood effect flooring, radiator, uPVC obscure double glazed window to rear, built-in storage cupboard.

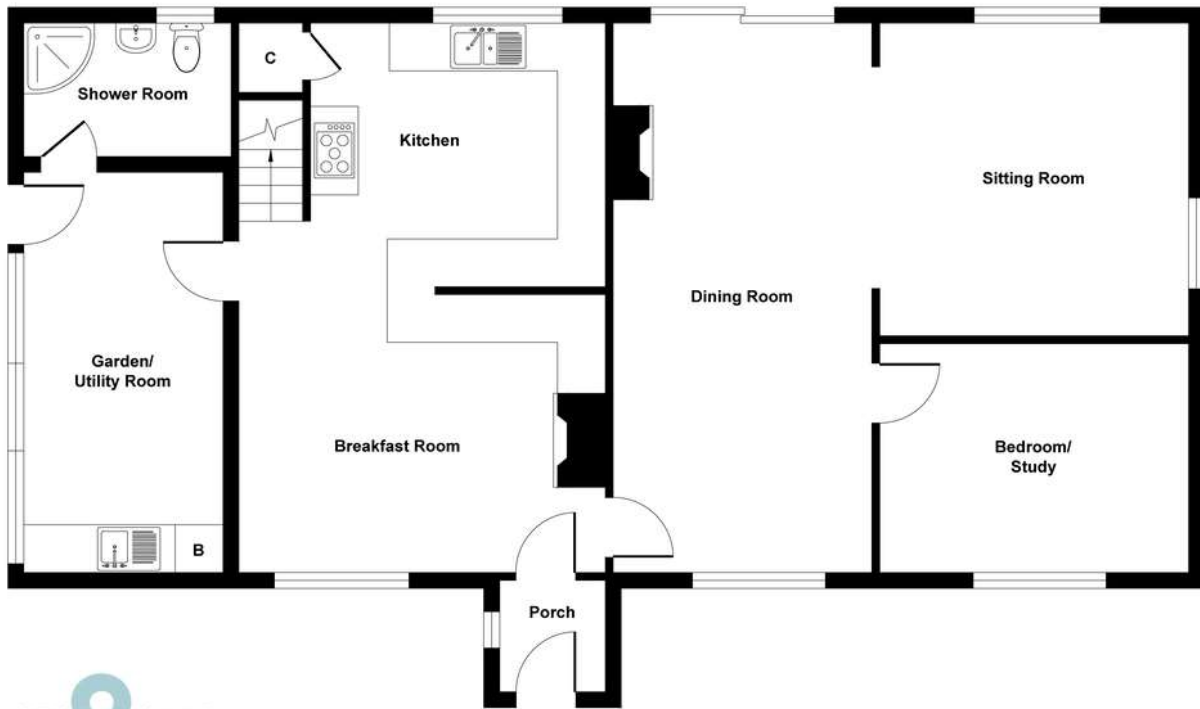
### **OUTSIDE**

The property sits to the front of a roughly triangular plot, extending to around one acre (stms). At present, the gardens are separated from the equestrian land, with the gardens laid to lawn, with space for a hot tub and outside dining on the patio. Various planting can be found, with post and rail fencing leading onto the main bulk of land. A timber built stable block can be found, whilst field views can be enjoyed.





First Floor  
Approximate Floor Area  
914 sq. ft  
(84.91 sq. m)



Ground Floor  
Approximate Floor Area  
1143 sq. ft  
(106.18 sq. m)

Approx. Gross Internal Floor Area 2057 sq. ft / 191.10 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.