



18 The Street  
Geldeston | Norfolk | NR34 0LB

FINE & COUNTRY

# RETREAT BY THE RIVER



“Tucked away in the middle of the conservation area in a pretty village near the river, this cottage is a real gem. Recently renovated, it’s been further improved by the current owners and offers charming character accommodation with private parking and a surprisingly spacious garden. If you enjoy walking, watersports or country living, you’ll love the lifestyle on offer here.”











- A Charming Character Cottage, located in the Desirable Village of Geldeston
- Benefitting from Three Bedrooms; Bathroom
- Kitchen with Separate WC/Utility Room
- Sitting/Dining Room
- Beautifully Presented Throughout
- Generous Landscaped Garden with Office Building and Shed
- Gated Driveway with Off Road Parking
- The Accommodation extends to 866sq.ft
- Energy Rating: E

Geldeston is an attractive village on the River Waveney, with a pub, active village hall, marina and more. This cottage is hidden away in the heart of the village, so you're very much part of the community here, but you have your own space. Offering plenty of character but with no work to do, this cottage could well be the one you're looking for!

#### A Period Piece

The cottage dates back to around 1840. There was once maltings up the road and when this was demolished, the bricks were used to build homes within the village. This is said to have been the gardener's cottage, for the gardener who worked at the local landowner's house. As a result, there are some unusual and attractive trees planted around the garden here and the nearby properties. This is a conservation area and many of the trees are protected, as is the appearance of the houses, so you can be confident that the village won't lose its character.

#### Ready For Its New Owners

The owners bought the cottage when it had been newly renovated and everything was done, so they could move straight in. They have improved the garden and created off-road parking for two cars, but in general, the renovation was done thoughtfully and sensitively and the cottage retains its charm. You enter into a small boot room before moving into the main reception room, complete with a pretty fireplace with a log burner. This is a spacious and dual aspect room. There's a utility room and cloakroom to one side, stairs leading to the first floor and an attractive country kitchen to the other side. Upstairs, three well-proportioned bedrooms and a family bathroom can be found.

#### An Idyllic Setting

In summer, the owners use the garden as an extra room. It faces east so it gets morning sun and because it's a good size, the sun continues to bathe the lawn throughout the day. As the cottage is set away from the road through the village, it's very quiet and secluded, yet you still benefit from the amenities around here. The pub is over the road and the marina a few minutes in the other direction. The owners have a boat, canoe and paddleboard and have enjoyed exploring this stretch of river. If you go beyond the locks, there's a bridge where boats can't pass through, so it's a lovely stretch for canoeing or paddleboarding up to Ellingham Mill. There's so much wildlife to see. The river is tidal, so on occasion the owners have even seen the odd seal, while kingfishers and herons are usually around. You can get your groceries from nearby Beccles or Bungay, where you'll find plenty of other amenities too. Geldeston is close to the coast and within easy reach of Norwich, so it provides a great balance between life in a rural village with access to everything you need.



























# INFORMATION

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## On Your Doorstep

Geldeston lies on the River Waveney and is known for its historic lock, now the limit of navigation on the Broads, though small boats can continue upstream. Geldeston still has a boatyard (with canoe hire available) and two pubs, one being the Locks Inn, formerly the lockkeeper's cottage. Geldeston can be found only a short distance to the sought after market town of Beccles which offers an extensive range of amenities including leisure, cultural and shopping facilities as well as a main line rail link to London.

## How Far Is It To

Norwich lays approximately 17 miles north west of Geldeston and offers wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 23 miles south west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions

From Beccles town centre leave on Northgate and then turn left onto Gillingham Dam. Just after the Gillingham Swan Public House, take a left hand turn on to The Street. Continue on this road through Gillingham until you reach Geldeston. Turn left onto Big Row and then left again and the property will be found in front of you.

## What Three Words Location - headlight.fussy.shunts

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

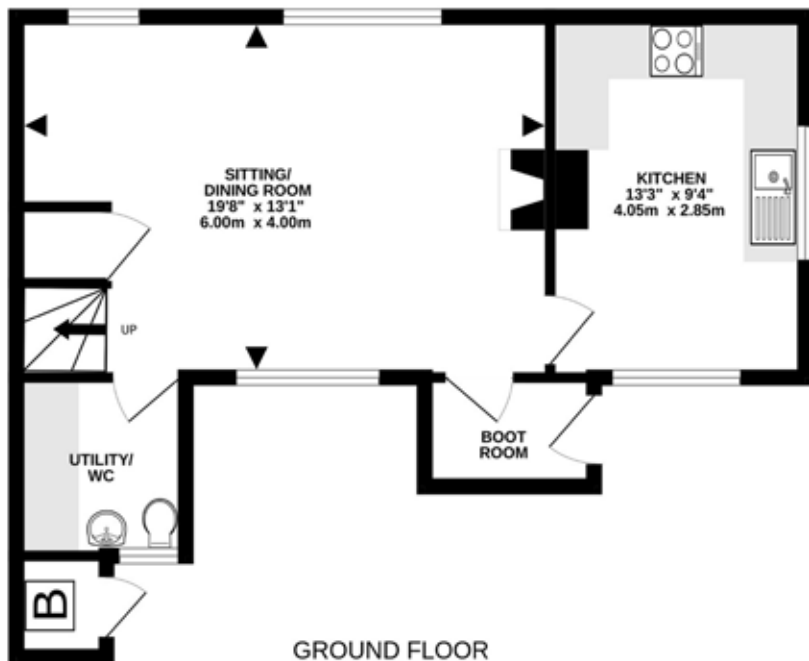
## Services and District Council

Electric Central Heating, Mains Water, Mains Drainage  
South Norfolk District Council – Council Tax Band C

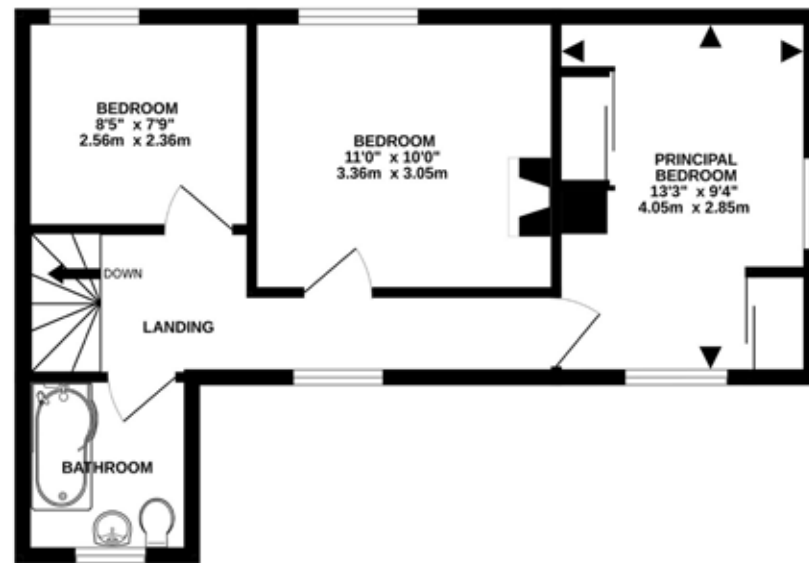
## Tenure

Freehold





GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.

TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
2-34	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			







# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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