



The Stables
Burgh Road | Burgh St. Peter | Norfolk | NR34 0AD

A BREATH OF FRESH AIR



“This three-storey home is attractive and sits in generous grounds with stables and paddocks. Near to the river, it also offers easy access to the Broads, yet the icing on the cake, and the thing that really sets this apart is the setting. Surrounded by fields and marshlands stretching out for miles, you have incredible views full of colour. With the pink and white blossom of spring, the brilliant blue of summer skies, the rich warmth of the autumn leaves and hedgerows, and the beauty of a silvery frost or blanket of snow.”



KEY FEATURES

- A Beautifully Presented Detached Family Home, set in a Rural Location with Breathtaking Views
- The Accommodation is Split over Three Floors
- Five Bedrooms; Shower Room with Separate WC
- The Principal Bedroom benefits from an En-Suite Bathroom
- Open Plan Kitchen and Dining Area with Utility Cupboard
- Sitting Room, Study and a Conservatory
- The Property sits in a Plot measuring 1.12 acres (stms) and includes Private Gardens and an Orchard
- Five Stables, Two Tack/Storage Rooms and a Wood Store
- The Stables provide the Perfect Opportunity for Conversion to an Annexe (subject to planning permission)
- The Accommodation extends to 2,062sq.ft
- Energy Rating: F

This property is a fantastic lifestyle choice and offers so many options. There's a paddock and stables with plenty of storage, while the garage is the perfect place for your dinghy or kayak, ready to head out on the river at the end of the road. There's enough land here for you to start growing your own if you fancy living the good life. Or you can just settle down, drink in hand, soak up the sun and take in the spectacular views. Either way, this is a not-so-little slice of rural paradise.

Finding The Perfect Fit

When the owner and his family moved here, they were relocating into the area and looking for a place with land, as one of the family was a budding rider. They came to view the house to check out the paddocks and stables – and found themselves captivated by the setting. They knew straight away that this was 'the one'. That was over 25 years ago and it's been a happy home to the family ever since. Over the years, the owner has completely renovated the property including re-rendering with waterproof render 6 years ago, adding a new porch, 2 new bathrooms, extending and replacing the kitchen and adding a garden room. The owner has continued to maintain the property so it comes to the market in excellent condition.





KEY FEATURES

Family Friendly

On the ground floor, there's a study to the front that's perfect for working from home or for kids doing school work. The main sitting room can be found to the other side of the house and is dual aspect, with a log burner set in the lovely fireplace. The sitting room also has double doors onto a beautiful garden room where you can sit and enjoy the amazing view down the garden and across the marshes. On the other side, behind the study, you'll find the heart of the home – the kitchen, open to a bright and welcoming dining area, again with doors onto the garden. Opening both sets of doors allows you to host a crowd in comfort, spilling out onto the wrap-around lawn and making the most of any sunshine. Upstairs, there are five double bedrooms, a gorgeous en-suite with rolltop bath for the master and a shower room and separate cloakroom for the others. As you might expect, the views are glorious. The owner keeps one of the top bedrooms as a music room and finds the views inspirational, but we think they might also prove distracting!

Embracing Country Life

Outside, the formal gardens surround the property, so you can follow the sun around all day long. There's a patio where you can sit out just behind the house looking out over the marshes, plus plenty of parking on the driveway, as well as a garage. The stables and paddock lie to the left of the property and have proved ideal for the owners, one of whom became an experienced eventer, even qualifying for the Burghley Horse Trials. Another of the children had a quad bike and enjoyed racing around the paddock. It's wonderfully quiet and peaceful around here and feels very safe, with little passing traffic – the owner was happy for his children to walk the dog alone when they were fairly young. Go out first thing and all you'll hear are the birds – the owner likes to listen for the cuckoos. You'll see deer, foxes, marsh harriers (the family once came home to find a stork on the roof!). There's no light pollution either, so the night skies can be spectacular. The river is a stone's throw from the home, with the marina home to a slipway, as well as a hotel with a bar serving food, so you can eat down by the water. The village is down the road in the other direction and whilst it's quiet, with no pressure to join in, there are various groups meeting at the village hall and people play bowls on the village green. The local farm shop is a minute's drive, with Beccles just six miles away for supermarkets, schools and more. In less than half an hour, you can be parked up in the centre of Norwich – so it's easy to head out for dinner and the theatre before returning back to your beautiful oasis of calm here in the countryside.













Life
isn't about
waiting
for things
to pass
it's about
learning
to dance
in the rain

















INFORMATION



On The Doorstep

The property is located just on the outskirts of the popular village of Burgh St Peter, a small rural village close to Aldeby. The village offers a church, public house, village hall, post office and a farm shop. There is a bus service that runs to the various schools in Loddon and Beccles and also to East Norfolk 6th Form. Burgh St Peter can be found just under 6 miles from 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?

Diss with a wide range of facilities and amenities, lies some 13 miles away to the west. Diss also has a mainline rail link to London's Liverpool Street Station (journey time approximately 90minutes). The cathedral city of Norwich lies some 22 miles to the north, with its vast amount of amenities including two shopping centres, theatres, cinemas, restaurants, bars and cafes, as well as a university, hospital, train station and an international airport.

Directions

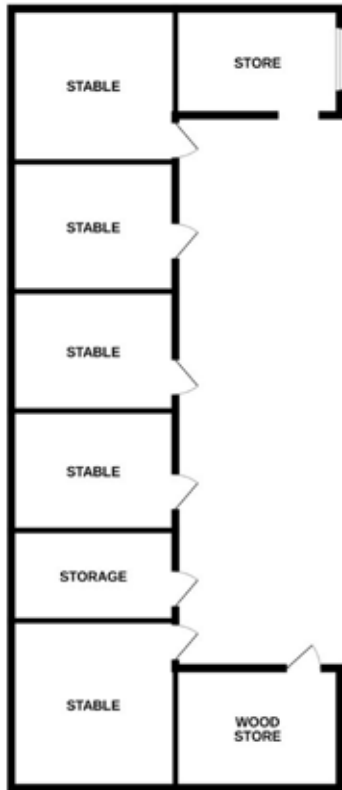
From Beccles take the A146 toward Gillingham take the third roundabout . Follow this road and head onto Aldeby . Upon entering Aldeby turn left onto Pit road and onto Oaks lane then turning right onto burgh road and the property is located on the left

What Three Words Location

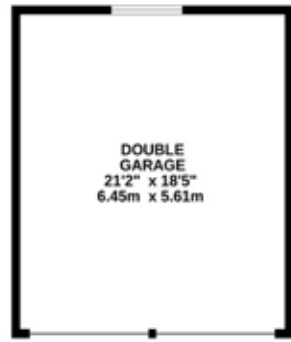
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[grub.reactions.regulator](https://www.threewords.com/)

Services, District Council and Tenure

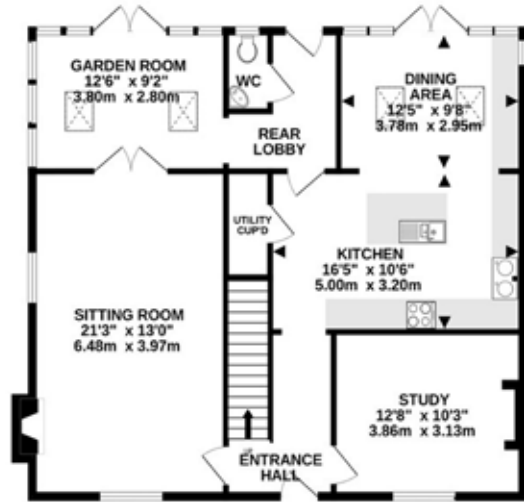
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council: Council Tax Band F
Freehold



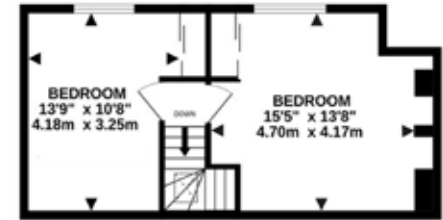
STABLES
875 sq.ft. (81.3 sq.m.) approx.



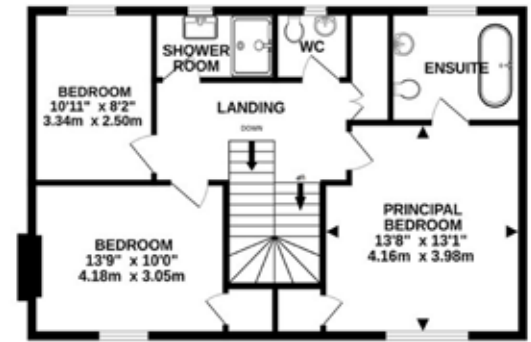
DOUBLE GARAGE
389 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
1002 sq.ft. (93.1 sq.m.) approx.



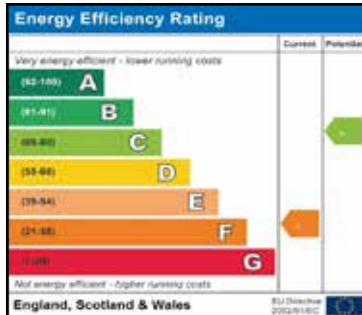
2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE & OUTBUILDINGS) : 2062 sq.ft. (191.5 sq.m.) approx.
TOTAL FLOOR AREA : 3326 sq.ft. (309.0 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
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