



26 The Street  
Geldeston | Norfolk | NR34 0LB

FINE & COUNTRY

# BEAUTY BY THE BROADS



“A newly-renovated period home with a south-facing garden that’s been expertly landscaped, all set in a desirable community just a short walk from the Waveney – what a package!

There’s plenty of room for a family or for a couple who love to entertain, both in the house itself and in the garden. Become part of a friendly community, explore the countryside, head out on the water, amble over to Beccles – there’s so much to enjoy when you call this your home.”



# KEY FEATURES

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- An immaculately presented Semi-Detached Period Property, located in the Desirable Village of Geldeston
- Large Open Plan Kitchen/Breakfast Room and Dining Area; Separate Utility Room with WC
- Sitting Room
- Three Double Bedrooms; Family Bathroom
- Lovingly Updated and Extended to a High Specification
- Underfloor Heating Throughout Downstairs
- Professionally Designed Landscaped Garden with Office Building
- Private Drive for Several Cars with Integral Store
- The Accommodation extends to 1,577sq.ft
- Energy Rating: C

The property has much to attract from first glance. Set in the popular village of Geldeston, a short distance from Beccles, it has huge kerb appeal and great character. The current owners have done an incredible job updating and modernising it, retaining the proportions and character of this period home whilst creating a place that's perfect for modern lifestyles.

## Contemporary Meets Character

Built in the 1920s, this charming property has been renovated top to bottom. The owners jumped at the chance to make their home in such a desirable village and to be part of a friendly community and lived in the house all the while the work was being done. Now as they move on, they will be sad to leave behind the home into which they've invested blood, sweat and tears, but it does offer an exciting opportunity for the new owners to benefit from it all. There are modern touches, including an open plan kitchen and an air source heat pump, alongside period features that retain the authenticity of the property.

## Bright And Welcoming

You enter into the hall and find the main sitting room to your right. With a window to the front so you can watch the world go by, plus a handsome fireplace with log burner, this is a delightful room and a lovely retreat, tucked away from the rest of the house. The dining room sits at the end of the hall and is a large room with a super pantry and access to a useful utility room and cloakroom. The dining room again has a pretty fireplace and is open to the beautiful classic kitchen complete with island.





# KEY FEATURES

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The rooflight here and the doors and windows to the south mean this is a space that's flooded with light and it's truly a wonderful room for entertaining or for family life. You can easily accommodate seating and dining across the rooms. Upstairs, all three bedrooms are good size doubles and share a stunning bathroom with a feature rolltop bath and separate shower. Everything in this home is tasteful and stylish and carefully chosen to be sympathetic to the character.

## Beautiful Surroundings

Head out into the garden and you'll see it's been expertly landscaped by the owners, one of whom is a landscape designer and has put her experience to good use here. There are several different seating areas, each offering a unique perspective on the garden, as well as a pergola where the owners have their hot tub, a kitchen garden with greenhouse and vegetable beds, and a lovely office or studio that's perfect if you're working from home. The best bit is that you're very secluded out in the garden, so you can enjoy it all in privacy. It's peaceful here, but you're far from isolated. The village hall and local pub are just a minute's walk, with the marina and river a minute more, so you can head out for a drink, to an event or off on a walk. You can even carry a canoe or paddleboard down to the river and get out on the water, as the owners love to do. If you prefer to remain on dry land, you'll no doubt enjoy the abundant wildlife – the owners have never seen so many owls! Walk over to Beccles for a coffee and a wander around the shops or get in the car and you're near to the main roads for easy access to Norwich, Great Yarmouth and the coast.

































# INFORMATION

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## On The 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 southwest, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions

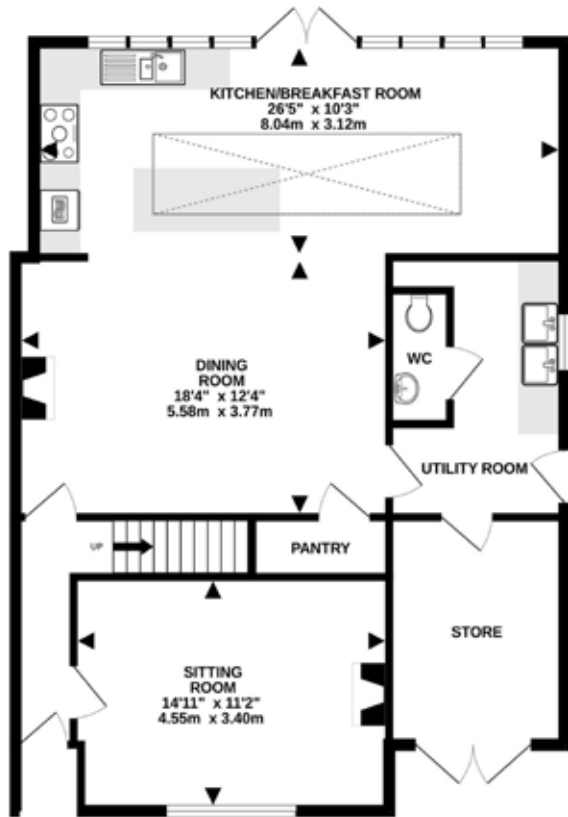
From Beccles town centre leave on Northgate and then turn left onto Gillingham Dam. Just after the Gillingham Swan Public House, take a left hand turn on to The Street. Continue on this road through Gillingham until you reach Geldeston. Entering the village of Geldeston continue onto the street and the property is on the left-hand side.

## What Three Words Location

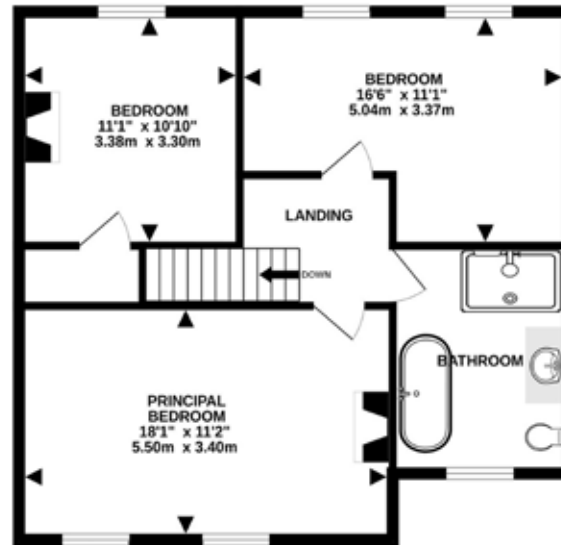
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[podcast.bearings.sculpting](https://www.threewords.com/podcast.bearings.sculpting)

## Services, District Council and Tenure

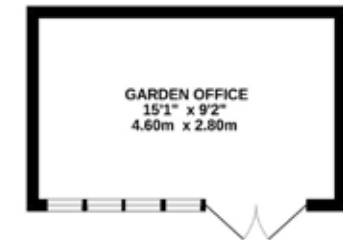
Air Source Heat Pump, Mains Water, Mains Drainage  
South Norfolk District Council - Council Tax Band C  
Freehold



GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



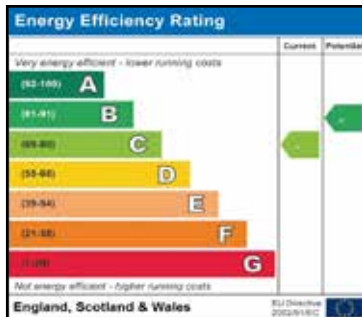
1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



GARDEN OFFICE  
139 sq.ft. (12.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARDEN OFFICE) : 1577 sq.ft. (146.5 sq.m.) approx.  
TOTAL FLOOR AREA : 1715 sq.ft. (159.3 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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# 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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