



*Wester Waveney,*  
Geldeston, Beccles.



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ESTATE AGENTS



Beccles - 3.2 miles  
Bungay - 5.4 miles  
Norwich - 16.8 miles  
Southwold - 16.8 miles

A truly unique opportunity to acquire this handsome Georgian residence basking in serene grounds approaching 1 acre (stms), situated in the delightful Norfolk/Suffolk border, village of Geldeston. This imposing home boasts six bedrooms, the master enjoying an en-suite, generous living areas comprising four fabulous reception rooms of which the dining room flows open plan to the kitchen which spills out to the grounds via a most attractive verandah. Outside the grounds offer formal gardens, wild meadow and a most attractive kitchen garden whilst ample parking, a double garage/workshop and a range of outbuildings compliment the property. Viewing is essential to appreciate the space, standard and location offered.

Property comprises briefly:

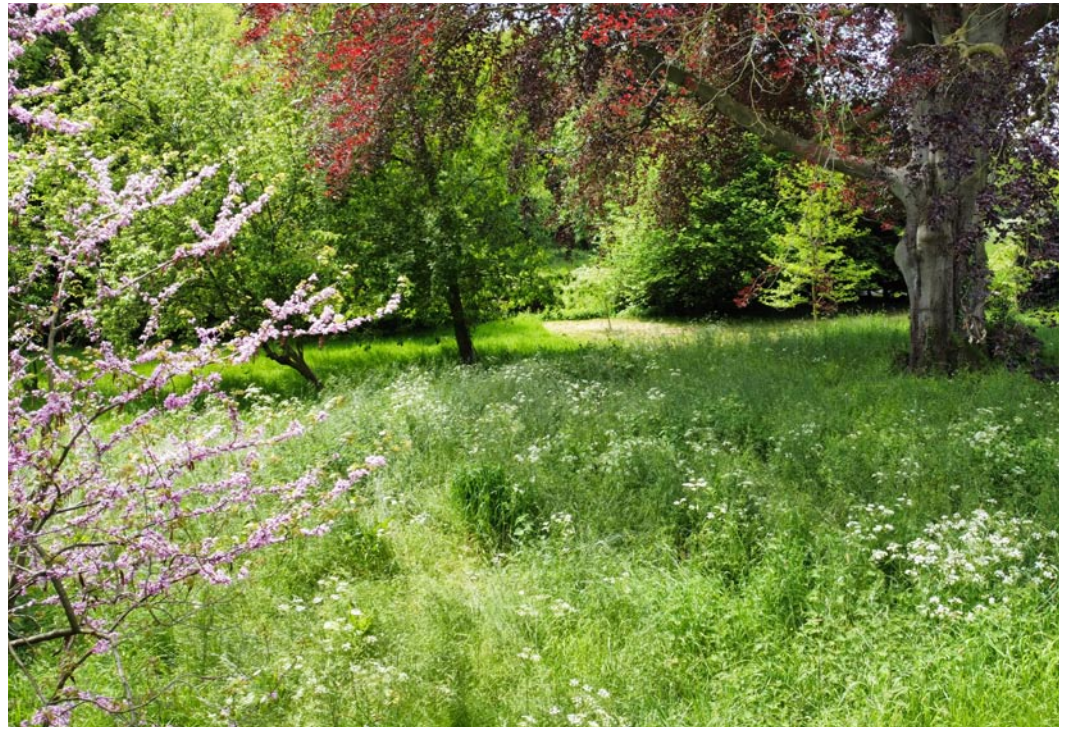
- Reception Hall
- Drawing Room
- Sitting Room
- Kitchen
- Dining Room
- Study
- Utility & Cloakroom Area
- Cellar
- Master Bedroom & En-Suite
- Five Further Double Bedrooms
- Bathroom & Separate Lavatories
- Stunning 1 Acre Grounds (stms)
- Stand Alone Conservatory
- Double Garage & Ample Parking
- Range of Garden Outbuildings



### The Property

Pushing open the front door of this impressive home we are welcomed by the reception hall where the humble grandeur that flows throughout the property is instantly apparent. Our stairs rise to the first floor whilst at the foot of the stairs a door opens to the study providing the perfect position to work within the home. The hallway widens as we step through and a door below the stairs leads down to the full height cellar. All of the main reception rooms are bathed in sunlight, positioned on the southern side of the house and enjoy the stunning views of the garden from full height sash windows. The first of these being the drawing room which is further enhanced by a large bay window looking onto the driveway. An open fireplace offers a cosy focal point to this spacious room. Adjacent we find the sitting room which has served our vendors as the perfect evening room being of more modest proportions, a wood burning stove warms this space. Stepping along the hall we pass the original front door and enter the utility areas which comprise a utility room, walk in larder and generous cloakroom whilst back on the southern side of the house we enter the dining room which flows open plan into the kitchen. These two rooms a designed around entertaining and modern family life, two full height windows fill the space with natural light whilst in the kitchen a range of hand made units line walls and offer superb working space, an aga is set into the original fireplace and French doors open to the verandah allowing the space to flow to the garden. On the first floor the impressive landing leads to the first five double bedrooms, four of which command a view of the grounds and endless views beyond. A bathroom and two separate lavatories serve the bedrooms whilst two cupboards offer superb storage. Completing the accommodation the master suite is found at the head of the stairs. This superb room mirrors the drawing room below enjoying a large bay window and view of the grounds. The room enjoys an en-suite bathroom sympathetically finished to the style of this wonderful Georgian home.





## Gardens and Grounds

From The Street we approach Wester Waveney on both the Eastern and Western boundaries. On the Eastern side a five bar gate opens between hedged boundary and leads onto a most attractive shingle driveway which is framed with a vibrant range of flower beds, planted banks and box hedged walkways that lead around the house. The drive commands a view over the lawns whilst leading us to the front door where an ornate storm porch welcomes us into the home. On the Western side we find twin electric doors opening from the road to the double garage and a right of way leads us to an additional parking area that approaches the rear entrance. The right of way continues to the side of the grounds allowing meadow access at the foot of the garden. Attached to the garage at the rear of the house a range of garden outbuildings offer superb storage and working space. From the large patio we step onto to the most impressive verandah which extends the full length of the house offering an ideal space to sit and simply take in the ambience whilst enjoying the view of the lawns and wild meadow beyond, steps from the patio lead to the stand alone conservatory which provides an excellent spot to enjoy the grounds throughout the entire year. The kitchen garden echoes the immaculate presentation of the grounds and a summer house is in situ offering an ideal place to rest whilst working the garden. The foot of the plot offers a wild meadow and copse area providing the most impressive view back to the house.

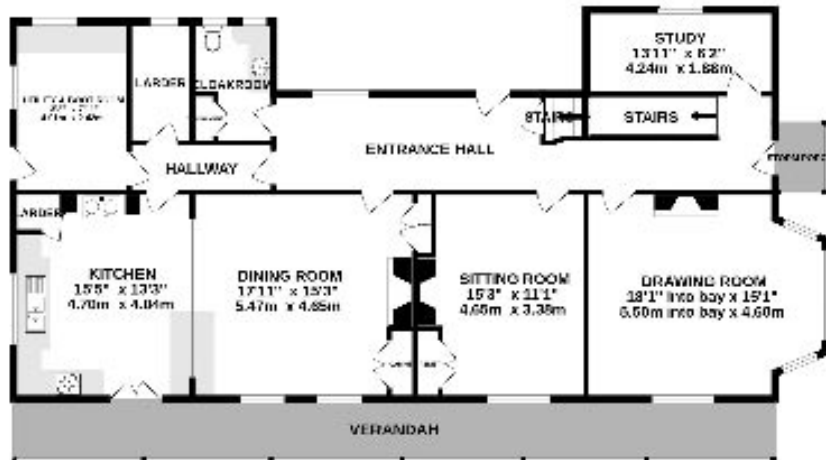
## Location

Geldeston is a rural yet accessible village situated close to the market town of Beccles. The village has two public houses, a church, village hall, village green and play area. The boat yard provides access to the broads and the River Waveney networks. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday and there is a local bus station which runs a regular service to Lowestoft, Norwich and many of the smaller villages around. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Waveney Valley & Suffolk coastline with the beaches of Southwold and Walberswick are all within easy reach.



1st Floor  
224 sq. m. approx.

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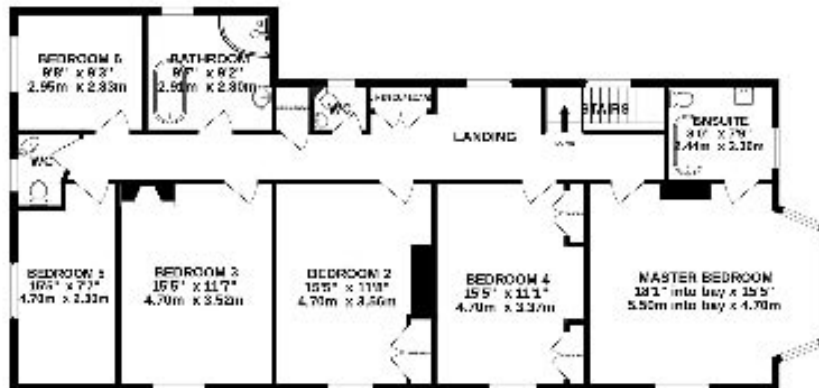


1st Floor  
224 sq. m. approx.

TOTAL FLOOR AREA : 3149 sq.ft. (292.5 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.

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### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil Fired Central Heating  
Mains Water  
Mains Drainage  
Mains Electricity  
EPC Rating: TBA

### Local Authority

South Norfolk Council  
Tax Band: G  
Postcode: NR34 0LN

### Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given on completion.



To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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