



Kingsmead
122 Yarmouth Road | Lowestoft | Suffolk | NR32 4AQ

FINE & COUNTRY

HIDDEN HISTORY



“Tucked away from view, comfortably central but wonderfully private, this handsome Georgian home has been beautifully restored and effortlessly blends contemporary comforts with character features and a sympathetic finish.

Perfectly proportioned and looking out over south-facing landscaped gardens,
it’s a true delight and a rare gem.”



KEY FEATURES

- A Very Impressive and Beautifully Presented Attached Grade II Listed Georgian Home
- Four Double Bedrooms; Principal Bedroom with Dressing Room and En-Suite ; Family Shower Room
- Kitchen Breakfast Room with Separate Utility; Ground Floor WC
- Three Further Reception Rooms including a Garden Room
- Many Character Features Remaining
- Sitting in Grounds of approx. 0.6 of an acre (stms) with South Facing Garden
- The Approach to the Property is by Secure Electric Gates and Sweeping Driveway
- Double Garage and Ample Parking for Several vehicles
- The Accommodation extends to 3,120sq.ft
- EPC Exempt

A fabulous Georgian home on a generous plot, hidden from passers-by within the town, this is a winner. You can walk into town, head to the beach or wander the nearby woodland and parks, yet when you come back home you can disappear from the outside world and relax in this beautiful haven. It's been renovated by the current owners and subsequently very well cared for, so it comes to the market ready to be enjoyed by its new occupants.

From Pottery To Royalty

The Grade II listed home was built around 1760 and was originally a farmhouse and part of the Gunton estate. Hewling Luson was then Lord of the Manor at Gunton and back in the 1740s or 50s discovered clay on his land that was reported to be like that used in Delftware. Luson decided to set up a china business but his early attempts were unsuccessful and others took over the mantle, with production of the popular Lowestoft china continuing until the early 1800s. Records show that in 1762, this farmhouse was tenanted by one Philip Walker, who ran his own brick and stoneware business and in the 1950s a kiln was discovered in the gardens here that may even have been Luson's original experimental kiln. During the First World War, the house was used as a hospital and its most famous guest was King George V who came to visit recovering soldiers.





KEY FEATURES

For Parties Or Privacy

The current owners fell for the house as soon as they came through the gates and caught their first glimpse of the frontage. It has real wow factor and certainly makes an impact. The elegant, curved driveway sweeps around the handsome home and the large south-facing lawn, inviting you in to explore the property. Close the gates and you feel a world away from the town. The house is wonderfully spacious and would be perfect for a family or for anyone who enjoys entertaining. You come into a beautiful and elegant hallway with a reception room on each side. The sitting room has a southerly aspect, views over the garden, a fireplace for cosy winter evenings, and double doors leading to a gorgeous garden room. This room has windows to the south and west and double doors to the garden, so it's a lovely place in which to make the most of the outlook and to enjoy the garden when it's not quite warm enough to be outside. On sunny days, even in winter, it warms up quickly thanks to the orientation. To the other side of the hall is the formal dining room, leading you through to a lobby with ample storage that opens to the stunning kitchen. Perfectly blending contemporary style with practicality, you can dine around the central island and there's plenty of storage and preparation space. Beyond the kitchen, the rear hall leads out to a sunny courtyard that gets both morning and evening sun, and a useful cloakroom and utility. Upstairs, the well-proportioned bedrooms are spread over two floors, with a magnificent master suite benefitting from a dressing room and private bathroom.

Colour By The Coast

The extensive garden faces south, so it's a real suntrap. Gardening is something of a passion for the owners, so the outside space here has been lovingly landscaped to provide interest throughout the year. A riot of colour from May to September, it's a wonderful place in which to relax and unwind. The rear courtyard looks beautiful kitted out with pots and hanging baskets, so there's plenty here to keep a keen gardener busy, or you can keep it simple if you prefer. Regardless, you'll be surprised how quiet it is here – close the gates and you leave the outside world behind. The owners have added fencing to the high hedging, ensuring complete privacy all year round. It's hard to believe you're in town, but this is indeed a very convenient location, with shops, schools, restaurants, parks, woodlands and, last but by no means least, the beach all within walking distance.





























INFORMATION



On The Doorstep

Lowestoft is Suffolk's second largest town (second to Ipswich). The town contains a variety of business and residential areas, with the main shopping centre lying just to the north and the award-winning Blue Flag beaches to the south. There are two piers in Lowestoft. One is The South Pier situated on Lowestoft Harbour and the other is The Claremont Pier closer to the Beautiful South Beach. Lowestoft railway station is centrally placed within the town, within walking distance of the beach, and provides services to London Liverpool Street via Ipswich on the East Suffolk Line. Services also run to Norwich along the Wherry Line.

How Far Is It To?

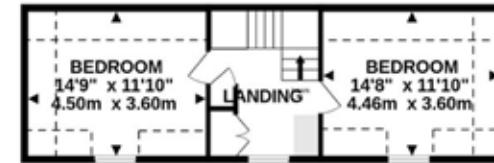
To the south is the popular seaside tourist town of Southwold. All the attractions of the working lighthouse, beach huts, award winning pier, busy harbour, cliff top cannon and of course the beach, combine to make Southwold a quintessentially English resort town. To the northwest is Norwich, which has a large array of cultural and leisure facilities nearby, including shopping centres, bars, restaurants, theatres and cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads.

Directions

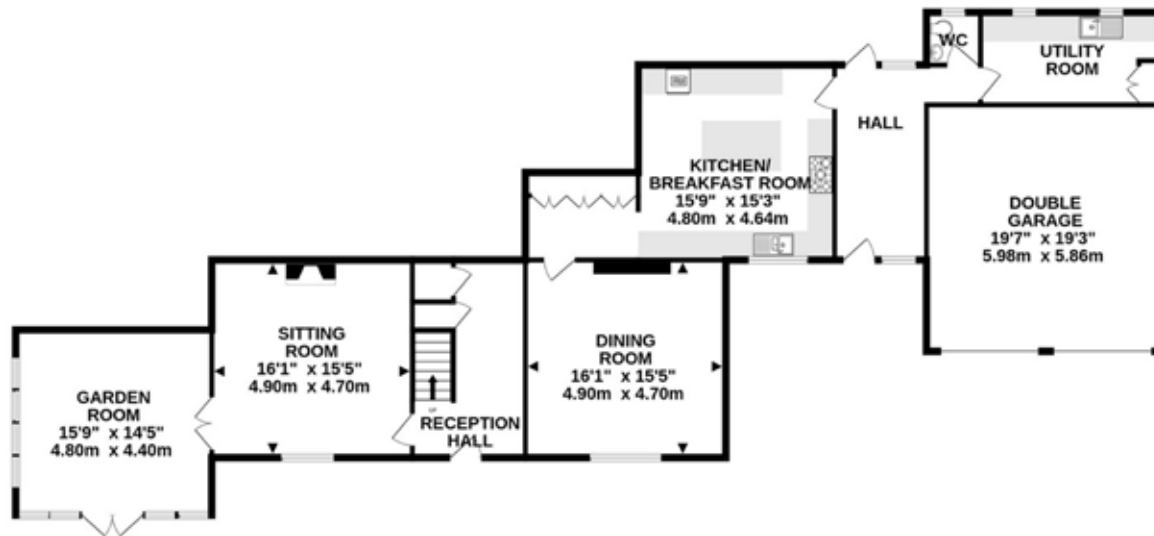
Leave Beccles, heading east on the A146. Upon reaching the first roundabout in Carlton Colville, take the 1st exit towards Oulton Broad and continue on this road. At the next roundabout take the first exit and continue through Oulton Broad. At the next mini roundabout take the 2nd exit and continue along this road and over the train lines and when you reach the next roundabout, take the 2nd exit onto Normanston Drive, at the next round about take the first exit on to Peto Way and go straight over at the next round about onto Millenium Way. When you reach the next round about take the 3rd exit on to Bentley Drive and when you reach the next roundabout take the 3rd exit on to Yarmouth Road and continue along this road. You will pass Gunton Church Lane on your left hand side and shortly after you will find the property on the left hand side.

Services, District Council and Tenure

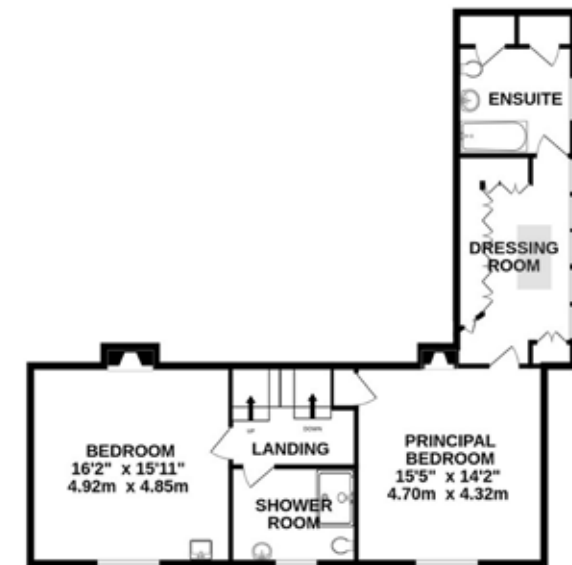
Gas Central Heating, Mains Water, Mains Drainage
Ultra Fast Broadband Available <https://www.openreach.com/fibre-checker>
Mobile Phone Reception Varies depending on Network, See Link to check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
East Suffolk Council, Council Tax Band E
Freehold



2ND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR
1769 sq.ft. (164.3 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.3 sq.m.) approx.

TOTAL FLOOR AREA : 3120 sq.ft. (289.8 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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NB: DASHED AREA DENOTES RESTRICTED HEAD HEIGHT

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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FINE & COUNTRY

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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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Fine & Country Waveney
23a New Market, Beccles, Suffolk, NR34 9HD
01502 533383 | beccles@fineandcountry.com

