



Rannoch House  
Hall Drive | Oulton Broad | Suffolk | NR32 3PU

# A WELL-KEPT SECRET



“Oulton Broad is always a popular place to live, a short walk from the water, Nicholas Everitt Park, the station and schools, well placed for the beach and countryside.

This particular property has all this to offer plus something rather special, it's so secluded that even many locals don't know it's there.

Adjoining open fields, you have far reaching views over the countryside towards the river, which is managed by Suffolk Wildlife Trust and it's hard to tear your eyes away.

Add in a wonderful private plot of around half an acre and a stylish and spacious home and you'll be keen to learn more about this hidden gem.”





# KEY FEATURES

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- A Very Spacious and Detached Family Home, located in the Popular Area of Oulton Broad
- Four/Five Bedrooms: Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room, En-Suite and a Balcony
- Large Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms including a Sitting Room with Large Feature Fireplace, Wood Burning Stove and Wooden Veranda
- Large and Attractive Gardens in a Plot measuring 0.5 of an acre
- Convenient Access via Two Entrances with Electric Gates
- Double Garage with WC and Ample Off Road Parking
- The Accommodation extends to 2,749sq.ft
- Energy Rating: D

This home has the wow factor – from the bright and airy interiors to the wraparound gardens, from the dual entrances, each with electric gates, to the spectacular views. In a highly desirable location, it would be ideal for a family, or for a sociable couple who love to host friends and family. Walking distance from day-to-day amenities and leisure facilities alike, it also has excellent transport links by road and rail.

## A Real Find

It was love at first sight for the owners when they came to view what is now their family home. The gated entrance sets the tone and you feel as though you're leaving the outside world behind as you come in through the beautiful front or rear garden. The 1970s property is perfectly positioned within the plot and has been extended and updated over the years. The previous owner carried out comprehensive works and the owners have continued to maintain the property, enjoying all that it has to offer, so it comes to the market in excellent condition with no work to do.

## Work, Rest And Play

The owners spend most of their time in the magnificent kitchen, complete with Aga. The triple aspect room has double doors to the garden on two sides and is filled with light throughout the day. You have plenty of room in here for both dining and seating, which the owners have found very useful. "It's easy to keep an eye on the kids while they're playing or sitting up doing homework while I'm cooking. And if you have guests, you're all together, which is lovely."







# KEY FEATURES

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## Plenty Of Options

There's an additional formal dining room, which is a multi-functional room, as the current vendors use it as a gym, whilst the previous owners used it as the fifth bedroom. There is also a utility, ground floor bedroom, shower room and study. As well as the large dual aspect sitting room, with French doors opening onto a large wooden veranda with a beautiful view down the garden, which is great for al-fresco dining, plus a feature chimney breast with inset woodburner. All this means you have plenty of options to rejig the layout according to your needs, and the house can adapt over time as required. Upstairs, the principal suite is truly luxurious, with a large dressing room, private shower room and those incredible views. The owners love to sit out on the balcony watching the wildlife in the fields, or the colours of the sky as the sun sets. You feel a real connection to nature here. Two further first-floor bedrooms share the family bathroom, which has a feature freestanding bath.

## Quiet Yet Convenient

The whole garden is very usable as none of it is overlooked and you have electric gates at both the front and back – perfect if you have little ones playing out or you want to keep your dogs enclosed. You get sun in the garden all day, with two beautiful mature trees providing shade when it's hot. There's also lots of wildlife around. The owners have enjoyed maintaining the garden and find it so relaxing out here, as all you hear is birdsong. No passing traffic! This is a highly desirable and exclusive area, perfectly tucked away yet walking distance to many facilities. Children can walk to school, you can stroll down to the park, go watch the boats or pick up lunch in the café, walk to the station and hop on a train to Norwich or Lowestoft... The beach is also close by – choose from the golden sands of Lowestoft or the traditional Victorian charm of Gorleston. You're close to the main roads and bus stops too, so it's very easy to get out and about from here.

















































# INFORMATION

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## On The Doorstep

Oulton Broad itself is the most southern area of open water on the Broads Network. The village has an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to Norwich then on to London. Oulton Broad is part of Lowestoft the most Easterly point in the United Kingdom and has wonderful beaches. The area is well served by state and private schools.

## How Far Is It To?

Norwich lies approximately 26 miles North West of Oulton Broad and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The seaside town of Southwold is 13 miles to the south and the attractive and popular market town of Beccles is 9 miles away with its independent shops, restaurants, cafés & bars. Beccles also benefits from a main line rail link to Liverpool Street via Ipswich.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Lowestoft. Continue on this road through Oulton Broad for about 8 miles. When you reach the Shell Garage roundabout after the Oulton Broad North Train Station, join the B1375 and then take the left hand turn on to Hall Road. Follow this road and when this road meets Christmas Lane you will reach Hall Drive, when you reach the end of the lane take the left hand fork and the property will be found at the end of the lane.

## 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... [reduction.sourcing.openings](https://www.threewords.com/reduction.sourcing.openings)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

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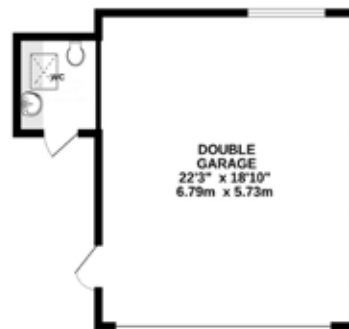
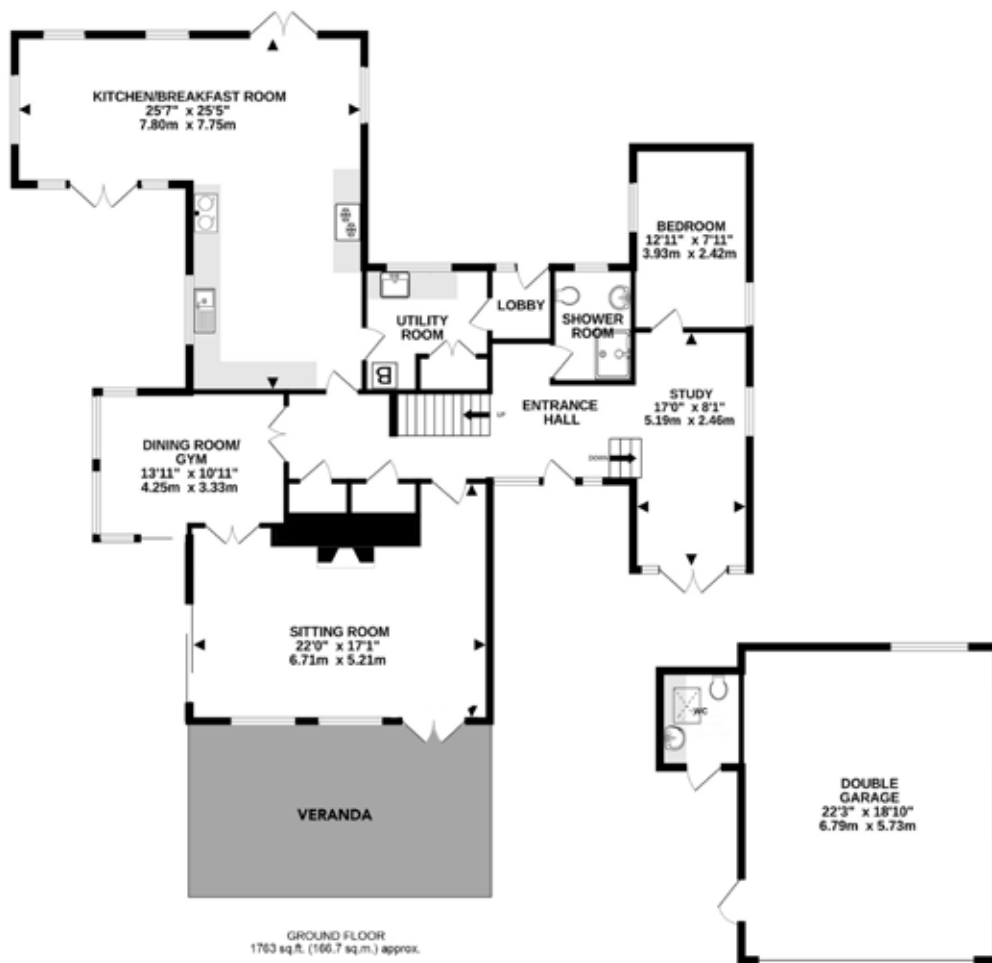
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

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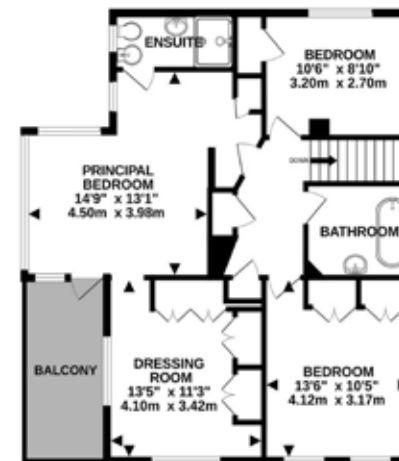
Freehold







**GARAGE**  
460 sq.ft. (42.7 sq.m.) approx.



**FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2534 sq.ft. ( 238.3 sq.m.) approx.**  
**TOTAL FLOOR AREA : 2994 sq.ft. (281 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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