



Danegelts  
68 The Street | Geldeston | Norfolk | NR34 0LN

# LIVING THE GOOD LIFE



“Live out your country dream at this Grade II listed home that comes with 7.5 acres of gardens and grazing marshland leading down to the river.

A beautiful character property with an annexe offering further potential, set within a popular village on the River Waveney, close to Beccles and Bungay.

There’s so much to this home – it’s best you come and see for yourself!”



# KEY FEATURES

- A Well Appointed Detached Grade II Listed Property, located in the Desirable and Popular Village of Geldeston
- Sitting in a Plot measuring approximately 7.5 acres (stms)
- Two Bedroom Detached Annexe
- The Main House Has Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room
- Four Further Reception Rooms
- Off Road Parking for Multiple Vehicles & Double Garage
- The Main Accommodation extends to 2,197sq.ft
- No EPC Required

Dating back to the 17th century, this listed home is brimming with character. Its Suffolk pink elevations sit comfortably in its surroundings, set back from the road behind smart iron railings which add to the kerb appeal. Spacious and welcoming, well maintained throughout, with a two-bedroom annexe that's recently been repainted along with the main house, this is a very interesting home indeed.

## A Colourful Character

If oak timbers, pamment tiled floors and inglenook fireplaces are the look you love, this is the home for you! Packed with period charm, it has a wonderfully cosy feel in winter and looks beautiful decorated for Christmas, yet it's also refreshingly cool on hot summer days. With excellent proportions and flexible accommodation, it would make an incredible family home and has worked very well for a sociable couple too. The current owner has been granted planning permission for the annexe to be rented out and this is a very popular location, thanks to its proximity to the Southern Broads, so there's good income potential here.

## Very Versatile

Make your way through the front door into the entrance hall and you have a well-proportioned reception room on each side, with beams and fireplaces in both (one of which is working). The sitting room and dining room are both dual aspect, so you have plenty of light coming in, with a lovely garden room to the south, double doors leading to the patio beyond. The sitting room is part open to a further reception, again with double doors to the patio, which makes it a great spot for entertaining, as the two rooms can comfortably accommodate a good number of guests and have an easy flow. Through the morning room you reach the kitchen, complete with Aga, open to a breakfast room that looks out over the garden. There's also a useful ground floor WC and utility area at this end of the house.





# KEY FEATURES

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In total there are three staircases, all of which access all of the first floor – great fun for kids playing hide and seek! The first floor consists of a good size double bedroom, plus the principal bedroom, a lovely dual aspect room, along with a further two bedrooms, one of which is en-suite. There's also a bathroom on this floor. The views from upstairs are particularly eye-catching, looking out over your land to the rear and stretching over the river.

## The Annexe And Grounds

Outside, set apart from the main house and back from the road, is the annexe. On the ground floor you have a double garage with a workshop area. The annexe has independent access into its own hall, with a bedroom and bathroom off here. The bedroom has double doors to the east, so it's a lovely cheerful room in which to wake up. Head upstairs and you'll find a further bedroom with cloakroom, a spacious sitting room with a large dormer to the south, light pouring in, plus a kitchen. There's a balcony too, with those wonderful views again. The annexe has its own area of garden to the front, side and rear. There's ample parking in front of the main house on the driveway, then you have your formal garden to the rear. A circular patio catches the sun and is the perfect spot for a drink or al-fresco dining. There's a pond that attracts plenty of wildlife, and you look down the lawn to your land beyond. Extending to around 7.5 acres, it mainly consists of grazing marshland leading down to the river. The owner rents it out to a local farmer who grazes cattle here, so that's one option. But if you wanted to have other animals, encourage even more wildlife in, try your hand at growing your own, or simply watch the diverse birdlife, it's all here for you. When you need to head out and about, you can walk into the centre of the village to the pub, the marina, the park or the village hall. The latter is the heart of community life here, with plenty of regular clubs and events making it easy to get to know people and make friends within the village. There's also a lovely community pub down on the river. People come to this area to fish, paddleboard, kayak and more. Nearby Beccles and Bungay, both within very easy reach, have all the amenities you could need, including shops, schools and plenty more besides – and both are attractive market towns with plenty of historic and interesting buildings.





















The Annexe













# 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 and there is canoe and paddle board hire in the village. The village has two pubs, one being the Locks Inn, formerly the lockkeeper's cottage and the other is The Wherry. 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 - Please Scan QR Code Below

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.

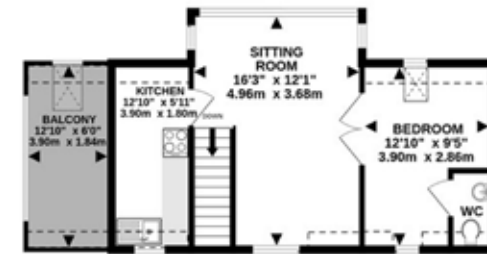
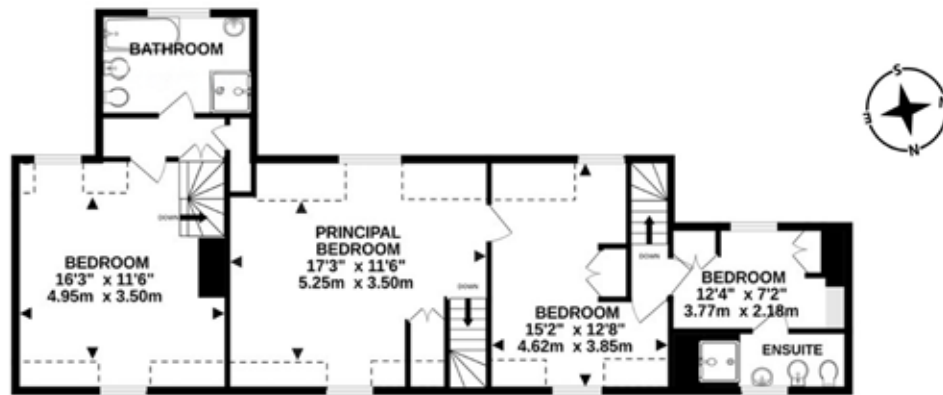
## What Three Words Location

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... [dynasties.elite.abundance](https://www.threewords.com/dynasties.elite.abundance)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Super Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk District Council - Council Tax Band F  
Freehold





FLOOR AREA - MAIN HOUSE : 2197 sq.ft. (204.1 sq.m.) approx.  
 FLOOR AREA - GARAGE & ANNEXE : 1031 sq.ft. (95.8 sq.m.) approx.  
 TOTAL FLOOR AREA : 3229 sq.ft. (300.0 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](http://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.



# FINE & COUNTRY

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