



Hill House  
130 Beccles Road | Bungay | Suffolk | NR35 1JB

# PERFECT PEACE



“Hidden from the road, with open fields around, this is one of just four properties, each with its own individual design, on the outskirts of the pretty and popular market town of Bungay. An attractive and spacious home in a superb setting, with delightfully landscaped gardens and wonderful views. It’s a refreshingly peaceful spot that feels very rural, but it’s walking distance from the town centre where you’ll find schools, shops, leisure facilities and so much more. Close to the coast and the Broads and within easy reach of main roads and transport links, this really does put a tick in every box.”



# KEY FEATURES

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- A Well-Presented Detached Family Home, located in an Elevated Position in the Market Town of Bungay
- Benefitting from Stunning & Far Reaching Views
- Five Bedrooms; Three Bath/Shower Rooms
- There are Three Ground Floor Bedrooms and Two First Floor)
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Dining Room with Separate Utility Room
- Sitting Room and Conservatory
- The Plot measures approximately 0.3 of an acre (stms)
- Double Garage & Off Road Parking
- The Accommodation extends to 2,210sq.ft
- Energy Rating: C

If you're looking for that elusive balance of country living with convenience, access to amenities with tranquility, you'll find all that and more here. A welcoming home with a friendly feel, it's enormously flexible and very spacious, so it's ideal for any sociable couple or for a family.

## Finished With Care

When the current owners came here, they were drawn by the amount of space on offer and by the lovely location. This is one of just four properties on a private cul-de-sac, right on the edge of Bungay, with fields to the side and to the rear. You can't see the house from the bottom of the drive, so it's nice and private too. During their years here, the owners have made a number of improvements to what was already a high-quality home, opening the kitchen and dining room to create a farmhouse style kitchen with range cooker and Farrow & Ball painted units, fitting new bathrooms, installing a Clearview woodburner in the sitting room, and more. Another big change was the bespoke rebuilding of the conservatory, creating a wonderful room that the owners have enjoyed using throughout the year.





# KEY FEATURES

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## Flexibility To Live Your Way

The owners have also enjoyed the versatility of their home – it's given them space to live their lives without compromise. With five bedrooms spread over two floors, you can close one floor off when home alone and keep it for guest accommodation, or for a family, the parents can sleep upstairs with the children below, or teens have the top to themselves. Five bedrooms also allows for a study, library, playroom or music room if desired. The main sitting room is a delightful bright dual aspect room with a corner fireplace and sliding doors to the front patio. The front garden is very useable here because it's so private. The kitchen diner can be found to the rear of the house, with doors opening to the aforementioned conservatory, so you can open the room into one large space for entertaining. The house offers plenty of space, but there is further scope to extend into the double garage, perhaps to create an annexe, or into the very large loft space over the reception rooms, subject to the relevant permissions.

## Within Easy Reach

The rear patio is sunken and therefore very sheltered, and the owners have a large electric awning that comes out over it, so if the British summer doesn't co-operate, you can still dine al-fresco and you're out of the wind. Head up the steps to the lawn and you can sit by the pond watching the wildlife, or go to the top for views out over the fields. The owners have enjoyed seeing the seasons come and go and the farmers planting and harvesting, as well as the varied birdlife all around. If you can tear yourself away from here, there's plenty to do within the town, including a theatre, swimming, bowls club, weekly market, library, football club and more, in addition to the day-to-day amenities such as shops and schools. Southwold is less than half an hour away and the owners enjoy heading here for breakfasts. You're also well placed for public transport, with regular buses from the town, as well as rail links taking you from nearby Beccles or Halesworth to Ipswich for onward travel to London.





























# INFORMATION

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## On The Doorstep

Bungay, situated in the picturesque Waveney Valley, is a charming and popular market town with a heritage dating back to Roman times. The popular Earsham Street in Bungay offers an array of independent shopping opportunities. There are good local schools and the Waveney Valley Leisure Centre boasts some of the finest leisure and fitness facilities in the area.

## How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east and popular market town of Beccles is a short 6 miles drive away offering many independent shops, cafes, restaurants and supermarkets.

## Directions - Please Scan QR Code Below

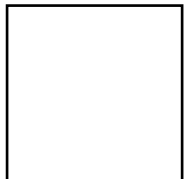
When leaving Beccles from New Market, turn left onto Ballygate and at the end of the road turn right onto Bungay Road and follow this road for approx. 4.5 miles. When reaching the bottom of the hill and entering Bungay turn left on to the drive signposted for 130 Beccles Road and follow the drive to the top of the hill and the property will be found in front of you

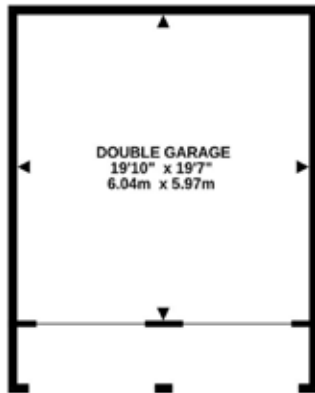
## What Three Words Location

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... [laminated.ballooned.square](https://www.threewords.com/laminated.ballooned.square)

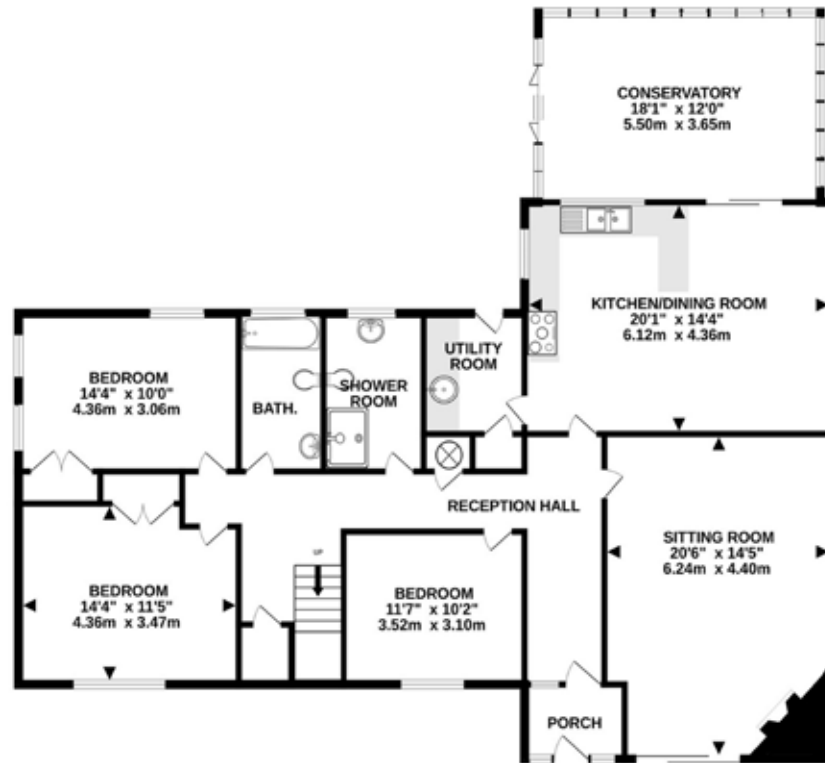
## Services, District Council and Tenure

Gas Central Heating; Mains Water, Private Drainage via Septic Tank  
Ultra 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)  
East Suffolk Council; Council Tax Band E  
Freehold

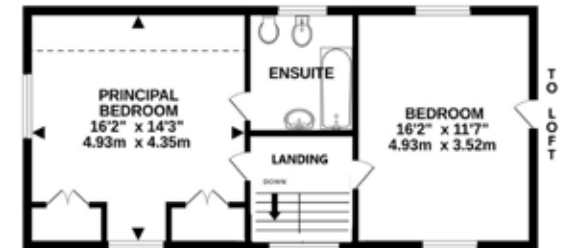




GARAGE  
466 sq.ft. (43.5 sq.m.) approx.



GROUND FLOOR  
1679 sq.ft. (155.9 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2210 sq.ft. (205.3 sq.m.) approx.  
TOTAL FLOOR AREA : 2678 sq.ft. (248.8 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
		71	80
England & Wales		EU Directive 2002/91/EC	
WWW.EPC.UK.COM			

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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