



The Red House
14 Flixton Road | Bungay | Suffolk | NR35 1HQ

RURAL, TIMELESS LIVING



This is a Grade II listed Georgian residence that makes a lasting impression. Set within almost one acre of gardens and framed by rolling Suffolk meadows, it brings together classical architecture, generous proportions and a calm sense of home.

The house has been extended and cared for with sensitivity so that period character and modern living exist in harmony throughout.



KEY FEATURES

- An Elegant Grade II Listed Georgian Residence with High Ceilings and Period Features
- Five Bedrooms and Three Bath/Shower Rooms
- Principal Bedroom with Dressing Area
- Guest Bedroom with En-Suite
- Extended Kitchen/Breakfast Room with Separate Utility
- Two Spacious Reception Rooms plus a Study
- Garden Room with Views across Private South and West Facing Gardens
- Unconverted Coach House with Excellent Potential for Future Use
- Cellar providing Additional Practical Spaces
- Beautiful Grounds of 0.89 acres (stms) with Open Field Views
- Double Car Port and Ample Driveway Parking
- The Accommodation extends to 3,185sq.ft
- Energy Rating: C

Tall sash windows invite natural light into every room. High ceilings and elegant fireplaces shape an atmosphere that feels warm, grounded and quietly grand. This is a home that carries its history with grace while offering practical comfort for contemporary life.

Space To Live, Room To Flourish

Inside, the generous scale is immediately felt. Reception rooms flow easily from one to the next and the layout encourages both togetherness and retreat. The sitting room is a place for winter evenings by the fire and the dining room provides a setting for long gatherings and shared meals. The garden room, bathed in natural light, opens directly onto the terrace and gardens. The extended kitchen breakfast room forms the lively heart of daily living with space for relaxed dining and connection.

The study offers an ideal working environment and the cellar provides excellent additional storage. Across the first floor, five bedrooms enjoy views of gardens and fields. The principal suite includes a dressing area and ensuite bathroom which brings privacy and ease.





KEY FEATURES

A Home Shaped By Nature

Set within approximately 0.89 acres, the gardens are an integral part of the home. Wide lawns, mature trees and sheltered seating spots invite slow mornings, alfresco suppers and mindful time outdoors. The south and west facing orientation ensures long hours of sunshine and uninterrupted views over open fields.

This relationship with the surrounding landscape gives the property a feeling of stillness and space that is increasingly rare. Seasons unfold beautifully here and the countryside becomes a natural extension of the home.

Potential Beyond The Main House

A separate unconverted coach house offers remarkable opportunity. Whether envisioned as a studio, workspace, guest accommodation or leisure suite, it provides scope for future transformation subject to planning permission.

A Life Of Ease And Connection

Located within a short walk of Bungay, The Red House sits in a position that balances rural calm with community and convenience. Independent shops, cafes and restaurants are moments away along with riverside walks and the character of a thriving market town. Beccles and Norwich offer wider amenities, cultural attractions and transport links.

For those seeking a home shaped by character, landscape and lifestyle, The Red House offers a rare chance to settle into a place that is both elegant and welcoming. It is ready to begin its next chapter with those who value space, heritage and connection.





























INFORMATION



On The Doorstep

The Red House enjoys a privileged setting on the edge of Bungay where countryside and community meet. This part of Suffolk is known for its open landscapes, slow pace of life and thriving market town culture. The property benefits from immediate access to field walks along with the convenience of Bungay within a few minutes stroll. Bungay provides a selection of independent shops, restaurants, cafes and everyday essentials. The River Waveney and nearby nature reserves offer plenty of opportunities for walking and exploring. Beccles is close by for additional services and rail links. Norwich is within easy reach for culture, dining and wider connections.

How Far Is It To?

- Bungay town centre - approx. 2 minutes
- Beccles - approx. 12 minutes
- Halesworth - approx. 20 minutes
- Norwich - approx. 25 minutes
- Norwich Railway Station - direct links to London Liverpool Street
- Norwich Airport - national and European destinations
- Southwold and the Suffolk Coast - approx. 30 to 35 minutes

Directions - Please Scan QR Code Below

Leave Beccles on the B1062 signposted Bungay. Follow the road through Barsham and continue straight into Bungay. Proceed through the town centre and continue towards Flixton Road. Stay on Flixton Road for a short distance and The Red House will be found on the left hand side as the town begins to give way to countryside.

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... [baseline.regrowth.hindered](https://www.threewords.com/baseline.regrowth.hindered)

Services, District Council and Tenure

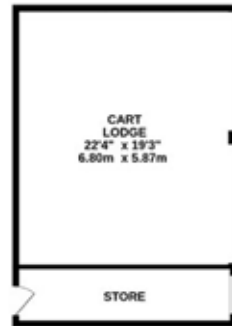
Gas Central Heating, Mains Water, Mains Drainage
Fibre Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band F
Freehold

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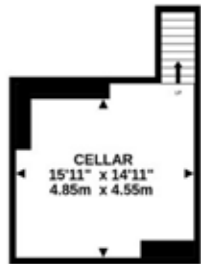
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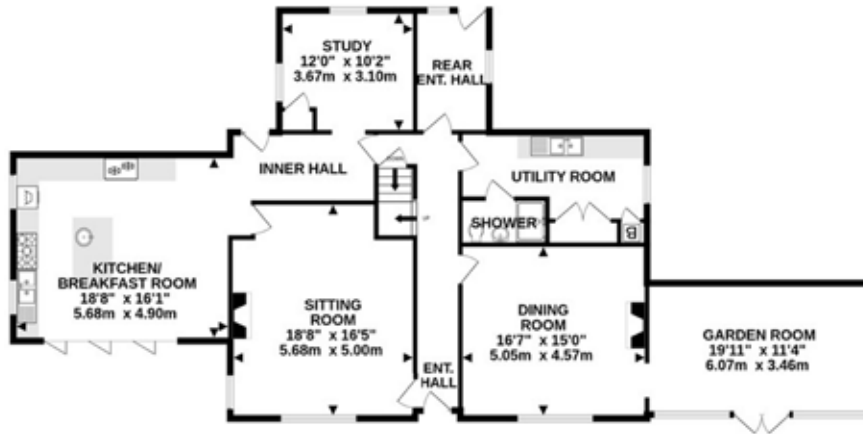




OUTBUILDINGS
1293 sq.ft. (120.1 sq.m.) approx.



CELLAR
255 sq.ft. (23.7 sq.m.) approx.



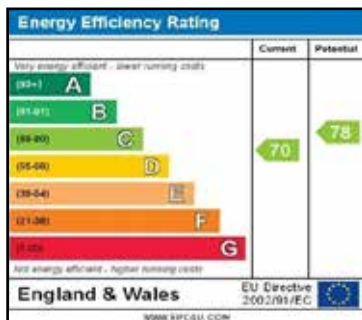
GROUND FLOOR
1628 sq.ft. (151.3 sq.m.) approx.



FIRST FLOOR
1302 sq.ft. (120.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3185 sq.ft. (295.9 sq.m.) approx.
TOTAL FLOOR AREA : 4478 sq.ft. (416.0 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
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