



Tinahely
Lowestoft Road | Worlingham | Suffolk | NR34 7PD

FINE & COUNTRY

CHARACTER AND POSSIBILITY



This wonderful home offers a rare combination of generous flexible living spaces, a peaceful village setting, and a plot that invites you to slow down, breathe out and imagine the lifestyle you could create here.

Tinahely is located close to the quiet charm of Worlingham and surrounded by gardens that encourage everything from summer gatherings to serene mornings with coffee in hand.



KEY FEATURES

- A Substantial Detached Family Home situated in a Desirable Location in the Village of Worlingham
- Four Bedrooms and Three Bath/Shower Rooms
- Kitchen/Breakfast Room with Ground Floor WC
- Versatile Layout with Generous Room Sizes Throughout
- The Property offers Excellent Scope for Reconfiguration or Modern Open Plan Arrangement
- Mature Garden with Fruit Trees and a Greenhouse, perfect for Keen Gardeners and Outdoor Living
- Detached Garage ideal for Storage, Hobbies or Workshop Space and Large Driveway
- Peaceful Village Position with Countryside Views and a Sense of Privacy
- No Onward Chain
- The Accommodation extends to 1,934sq.ft
- Energy Rating: D

It's a home that feels welcoming from the moment you step inside. Light flows from room to room, illuminating the features and drawing you through a layout that has been thoughtfully shaped for family life. The sitting room is a standout space, anchored by its striking fireplace and woodburning stove a place for cosy evenings, relaxed weekends, and cherished moments together.

Designed For Everyday Living, Ready For Your Vision

What makes Tinahely truly special is its sense of space. The ground floor offers multiple reception areas that can evolve with your needs: quiet reading corners, lively entertaining spaces, work-from-home zones or downstairs bedrooms.. The kitchen sits at the heart of the home, connecting naturally to the dining and living areas, while upstairs provides generous bedrooms ready to be transformed into restful sanctuaries.

There is a wonderful balance here between comfort and potential. Every room feels loved, lived in, and ready for its next chapter. For those who dream of shaping a home to their own tastes, Tinahely offers opportunities and is a well-crafted canvas ready for modern touches. And with the added benefit of no onward chain, the journey to making it your own becomes beautifully seamless.





KEY FEATURES

A Private Haven Beyond The Back Door

Step outside and the appeal of this property deepens. The garden stretches generously behind the home, framed by mature planting and offering a true sense of privacy. Whether you imagine al fresco dining on warm evenings, children exploring wide green spaces, or cultivating vibrant life in the greenhouse, this outdoor haven encourages a slower, more grounded way of living.

To the front, the large driveway and detached garage provide excellent parking and storage, further enhancing the home's practical charm. It's a setting that feels both peaceful and purposeful - a place to live comfortably every day.

A Village With Heart & Connection

Life here feels wonderfully balanced. Worlingham offers a warm, welcoming community, while just moments away lies the market town of Beccles with its independent cafés, boutiques, and scenic riverside walks along the Waveney. The Norfolk Broads bring endless opportunities for boating, wildlife watching, and weekend exploring, while the golden sands of Lowestoft and the timeless charm of Southwold make the coast an easy escape.

Whether you're seeking tranquillity, family life, or a fresh start in a home with possibility, Tinahely offers the perfect blend of lifestyle and location.

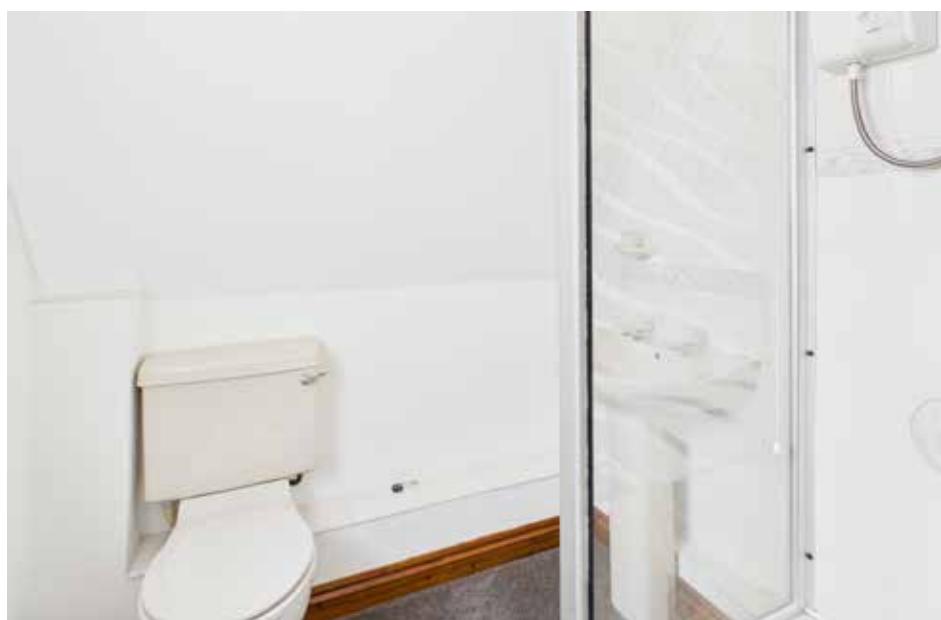
















INFORMATION



On The Doorstep

Tinahely is located within the sought after village of Worlingham, a peaceful, well-connected area on the edge of the market town of Beccles. The village enjoys a friendly community atmosphere, with amenities including a popular primary school, village shop, parks and regular bus routes into both Beccles and Lowestoft. Beccles itself offers a thriving centre with independent shops, cafés, restaurants, supermarkets and a railway station. The River Waveney and the wider Norfolk Broads sit just moments away, providing beautiful scenery and opportunities for boating, walking and wildlife watching. The wider area blends countryside tranquillity with coastal convenience, with Southwold, Lowestoft and the Suffolk Heritage Coast all easily accessible.

How Far Is It To?

- Worlingham Primary School: Approximately 0.5 miles
- Beccles Town Centre: Approximately 1 mile
- Beccles Railway Station: Approximately 1.3 miles
- Beccles Hospital: Approximately 1.5 miles
- Beccles Lido: Approximately 1.6 miles
- Tesco Superstore Beccles: Approximately 1.4 miles
- Lowestoft Town Centre & Beach: Approximately 8 miles
- Southwold: Approximately 12 miles
- Oulton Broad North Railway Station: Approximately 7.5 miles
- Norwich City Centre: Approximately 18 miles
- James Paget University Hospital: Approximately 10 miles
- Norfolk Broads National Park (closest access: Oulton Broad): Approx 7 miles

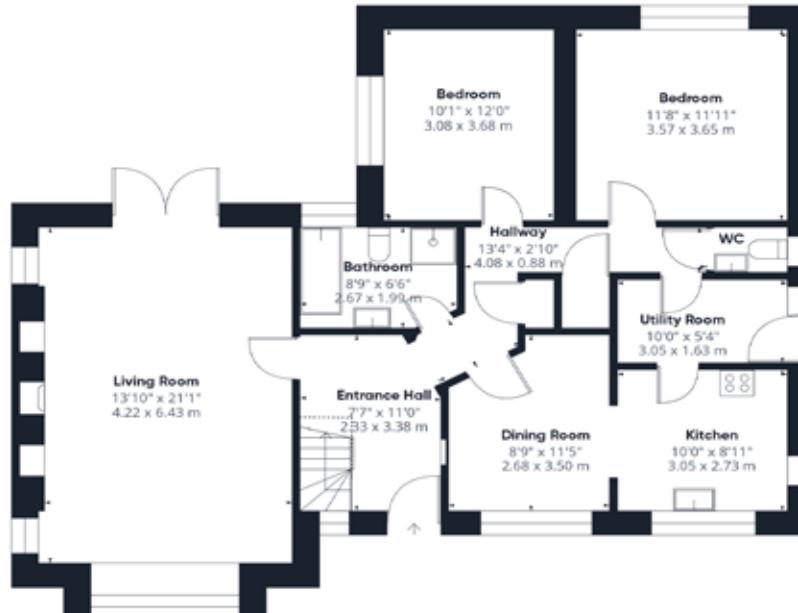
Directions - Please Scan QR Code Below

From Beccles, head southeast on the A146 and when you reach the Worlingham Roundabout, turn left and then immediately turn right on to the old Lowestoft Road. Continue along this road and you will find the property on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Suffolk County Council - Council Tax Band E
Freehold





Floor 0 Building 1

Approximate total area⁽¹⁾

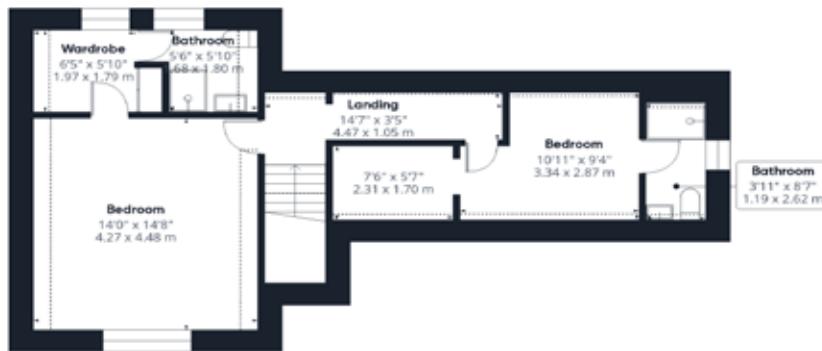
1934 ft²

179.7 m²

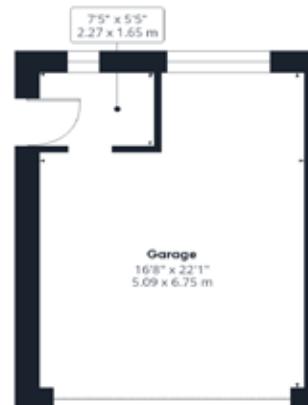
Reduced headroom

67 ft²

6.2 m²



Floor 1 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating	
	Current
Very energy efficient - lowest running costs	
(A-G)	A
(A-G)	B
(A-G)	C
(D-G)	D
(D-G)	E
(F-G)	F
(G)	G
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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England & Wales	
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