



*Castle House, Burgh Castle, Norfolk*

Beccles Town Centre - 13.0miles  
Norwich - 23.1 miles  
Southwold -

## *Castle House, Burgh Castle, Norfolk*

This 17th century detached farmhouse has been renovated to a high standard by the current owners including a stunning new kitchen that is the main attraction to this beautiful old home. This property is flexible with 5 or 6 bedrooms depending on your personal configuration and could potentially have a 2 bed annexe if desired. The house enjoys well established mature gardens plus a quadruple garage with garage doors at the front and rear, workshop/office, wood-store and four paddocks with stabling for horses, all set in approximately 5 acres of grounds and paddock (STS).

Accommodation comprises:

Main Accommodation:

Flexible living accommodation

Master en-suite with dressing room

Four/five further bedrooms

Kitchen/breakfast room with open fire-place

Conservatory

Four further reception rooms

Second kitchen (ideal for annex potential)

Spacious grounds and paddocks (approx. 5 acres)

Quadruple Garage with workshop and wood store

Ample driveway parking

Secure gated residence

**MUST BE VIEWED**



## The Property

One enters the property into the spacious entrance hall with tiled floor which has stairs rising to the first floor and opens into the sitting room. The sitting room benefits from dual aspect views, wooden flooring and an open fireplace being the main focal point of the room. The open plan kitchen leads off the sitting room and there are many windows to draw in plenty of natural light. There is an open fireplace and ample space for a large table and chairs. With plenty of base and eye level units, integrated dishwasher, built in oven and inset hob this room benefits from fantastic entertaining space. The rear porch gives access to the boiler room, downstairs cloakroom and rear garden. The drawing room is accessed from the spacious entrance hall and has a large fireplace, wooden flooring and views to the front of the property. The conservatory leads off this room and has a tiled floor and French doors leading to the rear garden. One of the reception rooms towards the back of the property could either be used as a study or further bedroom. There is a wet room and also another bedroom overlooking the gardens. The utility area and second kitchen provides ample unit space which would make this end of the house ideal for a self contained annex if one required. To the first floor lies three double bedrooms. The master bedroom is generous in size and benefits from dual aspect views and a large dressing room with built in wardrobes. The Jack and Jill style en-suite has a roll top bath, corner shower and can be accessed from either the bedroom or dressing room. There are two further double bedrooms which share an en-suite bathroom. There is a low level WC, vanity sink unit and corner Jacuzzi style bath.



## Outside

The property is approached through a secure gated entrance giving access down the shingled driveway which provides ample off road parking for vehicles. The plot totals 5 acres which include a large front garden which leads onto paddocks used for equestrian purposes. The rear garden is maturely established and is mainly laid to lawn but benefits from a patio area directly outside the rear of the property and a further patio area secluded by a trellis growing mature plants. Ideal for outdoor dining on a summers evening. The property is secluded by mature hedging and trees making it a 'hidden gem'.

## Location

Burgh Castle is located within the broads national park on the south side of Breydon water offering superb views of the River Yare and River Waveney. Burgh Castle is home to one of the best preserved roman monuments in the country. Just a short journey and you are at the market town of Beccles which has numerous shops and pubs. The historic city of Norwich is only 24 miles away and offers a wealth of opportunities for shopping, nightlife, culture and entertainment.

## Directions

From Beccles town centre head out of Beccles via Station Road, at the mini roundabout turn left on to the A145, continue and when you reach the next roundabout take the 1st exit onto the A146 continue to the next roundabout and take the 3rd exit onto A143. Continue along the A143 and turn left onto new road. Arrive at Burgh Castle, turn right onto steepshort, continue forward onto butt lane, turn left onto church road. Just before the village hall turn right into the driveway for Castle House where you will find the secure gated entrance.



### Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating and hot water. Septic Tank.

### Local Authority

Great Yarmouth Borough Council

Council Tax Band: G

Postcode: NR31 9QF

EPC Rating: D

### Agents Note

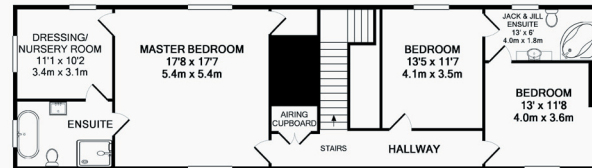
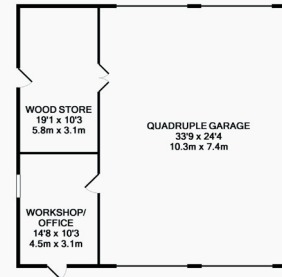
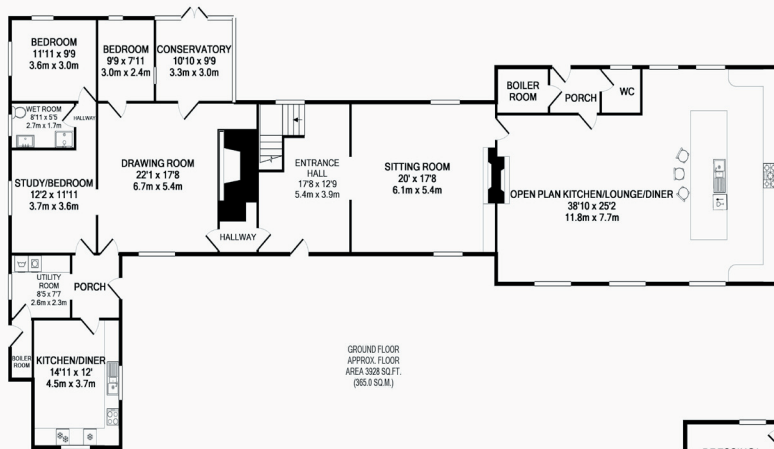
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold upon completion.

Guide Price: £850,000





TOTAL APPROX. FLOOR AREA 5041 SQ.FT. (468.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix 62013

1ST FLOOR  
APPROX. FLOOR  
AREA 1112 SQ.FT.  
(103.1 SQ.M.)

To arrange a viewing, or for additional information please call 01502 710180

OFFICES THROUGHOUT SUFFOLK & NORFOLK  
[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

A member of OnTheMarket.com

Norwich City Centre 01603 859343  
 Diss 01379 644822  
 Bungay 01986 888160  
 Bury St Edmunds 01284 848454  
 Loddon 01508 521110  
 Halesworth 01986 888205  
 Saxmundham 01728 888117  
 Harleston 01379 882535

Beccles Residential Sales  
 22 New Market  
 Beccles  
 Suffolk NR34 9HD  
 Tel. 01502 710180  
[beccles@muskermcintyre.co.uk](mailto:beccles@muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore N8-1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.