



The Granary
Mill Road | Burgh Castle | Norfolk | NR31 9QS

WORTH THE WAIT



“A fabulous family home in a superb location, sitting in approximately seven acres of gardens and paddocks, close to the coast and the Norfolk Broads, this property offers a rare opportunity for an equestrian or outdoors lifestyle.

With a two-bedroom annexe and other potential income streams, there’s so much you could do here and it would be a wonderful place in which to raise a family.

Come take a look – this could be the one you’ve been waiting for!”



KEY FEATURES

- A Spacious Detached Family Home with Equestrian Facilities in the Village of Burgh Castle
- Five Bedrooms in the Main House; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite with Shower and Roll Top Bath and a Walk-In Wardrobe
- The Second Floor offers Versatility complete with Dressing Room and an Office
- Four Reception Rooms and a Conservatory
- Spacious Kitchen/Breakfast Room with Separate Utility Room and Pantry
- Two Bedroom Annexe Offering Additional Income extends to 629sq.ft
- Sitting in approximately 7 acres of Garden and Paddocks
- The Paddocks are Currently Rented out Offering a Further Income Stream
- Multiple Stables & Outbuildings; Summerhouse with Hot Tub
- Ample Off Road Parking for Multiple Vehicles
- The Main Accommodation extends to 3,781sq.ft
- Energy Rating: D

Tucked away in a secluded location, less than a mile from the Broads and five minutes from the beach, this home has so much to offer. With a large family home and an attractive annexe, plus stabling and paddocks for a good number of horses, it's perfect for multi-generational living or to provide a healthy income, with so many different options. Stable your horses right on your doorstep, rent your paddocks out, live the good life and grow your own, start a business, enjoy the freedom and fresh air – here's your chance to live the life you've always dreamed of.

Family Friendly

You're spoilt for choice at this rural abode, in a wonderfully peaceful setting in the desirable village of Burgh Castle. The owners moved here when their three children were young, looking for a property with a good-size annexe where a parent could live alongside the family. This fit the bill, and while the main house needed work, the potential was clear. Over the years, the owners have created a lovely family home, raised their children here and have since welcomed grandchildren too, so altogether four generations have made happy memories and shared good times together here. It's a place that does lend itself to family life, with plenty of room for everyone to gather together, but also the space to spread out and do your own thing without getting under each other's feet.





COMMON SENSE IS NOT SO COMMON



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KEY FEATURES

Meeting Every Need

The owners have been here for well over 20 years and the appeal is clear to see. Whether it's playing football on the lawn, gathering everyone around the table for Christmas dinner, Sunday lunch in the formal dining room, serving drinks from the bar, or soaking up the sun in the garden room, this home has it all. The kitchen is a great size and another sociable space that easily accommodates a family table, plus it has doors onto the garden for a comfortable flow in summer. With five well-proportioned reception rooms, there's enormous flexibility here to meet your needs and to adapt over the years. Upstairs, the landing works as an extra room and has been used as a playroom in the past. You have five double bedrooms on the first floor, with a stunning ensuite to the master with feature rolltop bath, plus a family bathroom. Head up to the top floor and you'll find another really useful space, complete with dressing room and home office. Altogether, there's huge versatility here. Plus, the two-bedroom annexe can be used as guest accommodation, for elderly parents or adult children, or rented out as a holiday let with the correct permissions.

The Life You've Always Dreamed Of

The owners have created beautiful yet relatively low maintenance gardens to the rear of the house, which means you have a truly lovely outlook. The house is tucked away from the road in total privacy and you then have the paddocks around you. The owners had a thriving fruit and vegetable garden in the past and you could reinstate this and grow your own fresh produce. They also have bees and chickens, so you could sell honey and eggs. They rent out the paddocks and you could continue to do this. If you have your own horses, there are stables too, with plenty of storage, so this would be the perfect place – no more travelling to someone else's stables every day! If you prefer, you could have sheep, goats, pigs – whatever you want – you're master of your own countryside kingdom. At night there's no light pollution, so you'll enjoy fabulous sunrises, sunsets and starry skies. In the day, you can head out and explore the footpaths and quiet lanes across the area. This is a popular spot as it feels incredibly rural, yet you're only a five-minute drive from the centre of Gorleston and from the beach, just a mile from the Broads.

































INFORMATION



On The Doorstep

Nearby Gorleston On Sea is a seaside resort and tourist destination on the coast of East Anglia in the county of Norfolk. Its' main attraction is its stunning sandy beach. The main shopping area is on the High Street and there are many restaurants, bars, cafes and amenities close by. There are several local schools, from primary stage through to sixth form college. Gorleston also has its own football club. The Golf Club is the most easterly club in Great Britain. Nearby Great Yarmouth has a Race Course and Sea Life Centre along with Venetian Gardens and Boating Lake.

How Far Is It To?

It is only 20 miles from the city of Norwich and is close to the Norfolk Broads National Park. Filby Broad, just over 11 miles, offers an exceptional range of recreational facilities including sailing, windsurfing and kayaking. The north Norfolk coast is within easy reach making the recreational facilities in the area excellent.

Directions - Please Scan QR Code Below

When leaving Beccles on the A146 toward Norwich, at the roundabout take the 3rd exit onto the A143 towards Gt Yarmouth. You will pass through the villages of Haddiscoe, St Olaves and Fritton. When you reach the village of Belton take a left on to Beccles Road. This road joins Bracon Road and continue along this road and then turn right on to New Road. Then take the 1st exit at the roundabout onto Stepshort. Take a right on to Mill Road and then further along the road rtake a left onto Millfields. The Property will be found on the right 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... [formless.flagged.shimmered](#)

Services, District Council and Tenure

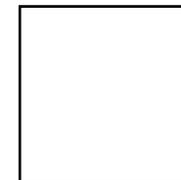
Oil Central Heating, Mains Water, Mains Drainage
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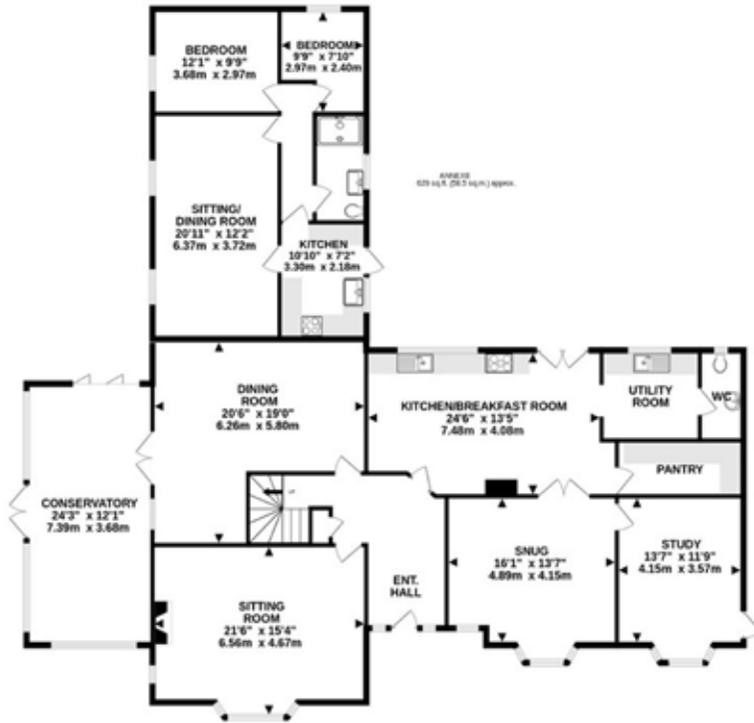
Please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

Great Yarmouth Borough Council - Council Tax Band F
Freehold

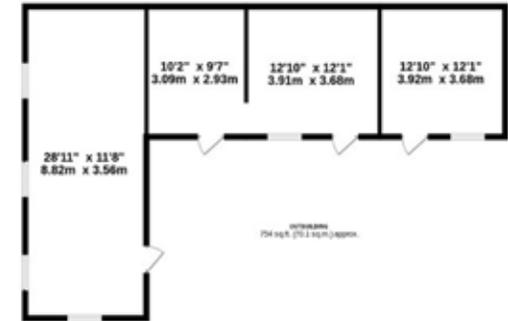




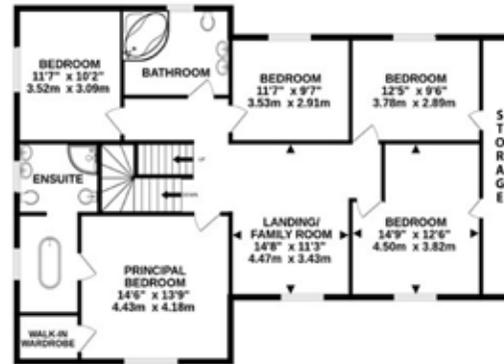
GROUND FLOOR
2275 sq.ft. (209.3 sq.m.) approx.



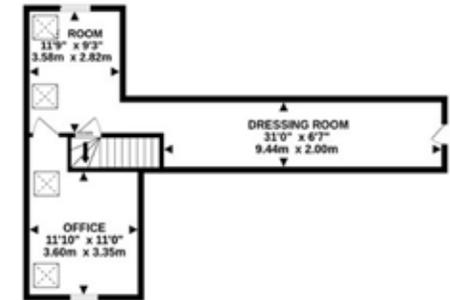
SUMMERHOUSE/
HOT TUB
127 sq.ft. (11.6 sq.m.) approx.



OUTBUILDING
704 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
2222 sq.ft. (205.3 sq.m.) approx.



2ND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDINGS) : 3781 sq.ft. (351.2 sq.m.) approx.
TOTAL FLOOR AREA : 5289 sq.ft. (491.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
(94-100) A		
(81-93) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - highest running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC.O.UK		

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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