



The Tally Ho  
Rectory Lane | Mettingham | Suffolk | NR35 1TL



# A TOAST TO THE FUTURE



“Combining period charm and character with enormous potential for the future,  
this home offers a truly exciting opportunity.

A home rich with history, well-known in the area, sitting in a prominent position with no immediate neighbours.  
It has commanding glorious views over open countryside, with generous private gardens,  
it’s an unusual but very appealing property indeed.”







# KEY FEATURES

- Formally a Popular Village Pub and recently a Charming Tearoom situated in Mettingham
- Now on a Full Residential Title allowing for use as a Spacious Family Home
- Three Bedrooms; Bathroom and Four WC's
- Two Kitchens; Utility Room and Boiler Room
- Spacious Downstairs Accommodation allowing for Flexible Living & Entertaining Areas
- Several Outbuildings including Two Garages and a Studio
- The Grounds extend to approximately 0.7 of an acre
- Within Easy Reach of Amenities at both Market Towns of Beccles & Bungay
- The Accommodation extends to 2,954sq.ft
- Energy Rating: G

Previously a commercial property with owners' accommodation, for the last few years this has been a much-loved family home. There's a huge amount of space here, packed with potential to reconfigure, and the plot extends to around an acre, so the outside space matches up to the footprint of the home itself. The house, garden and surroundings are all enormously attractive, with a peaceful rural feel, yet close to Beccles, Bungay and the Suffolk Heritage Coast.

## Moving With The Times

This property was a pub for the first 200 years or so of its life, no doubt a popular stop off for travellers in times gone by, well known and much loved by locals over the decades. When the pub closed, the property was boarded up and left vacant for several years, becoming sadly neglected. The owners purchased it to open a tearoom, attracted by the excellent prominent setting, the attractive surroundings, great kerb appeal and generous gardens, as well as the size of the owners' accommodation. They set about restoring and renovating the property, giving it a whole new lease of life. It proved very successful as a family home and a tearoom for around ten years, drawing families, birthday celebrations, hen parties and more, with a popular gift shop alongside. Once closed, the owners were granted full residential permission and have enjoyed making good use of the former restaurant and bar area, as an artist's studio and gallery space. Today, the property comes to the market with huge potential to reconfigure and create a magnificent family home, or to run a business from home, living in the well-proportioned owners' accommodation.









# KEY FEATURES

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## So Much To Enjoy

Standing side on to the road, the attractive white elevations of this handsome home catch the eye as you approach. You enter through a hall into one of the main rooms, a former restaurant, with a dual aspect and lovely beams. This leads into another large room, originally the bar, with its own entrance. There's a service area and commercial kitchen and storeroom next to this, as well as a separate block with W.C.s. These areas could all be opened up and reconfigured to create a stunning kitchen and family space, huge playroom, entertaining area, an independent holiday let, to run a business – whatever it is you're after. With some creativity and imagination, the footprint of this property would allow you to fulfil a lifelong dream. The owners' accommodation consists of a spacious sitting and dining room, adjoining a small but well-planned kitchen. Both rooms have their own access to the outside, so you can keep this part private from the former commercial part of the building if desired. Upstairs, there are three good size bedrooms, a large family bathroom, and lots of built-in storage. The property also benefits from garaging and a studio or workshop.

## At One With Nature

Outside there's plenty more to see. The owners love their garden, which they have created from what was little more than wasteland, and have designed it to attract wildlife, with bird boxes and feeders aplenty. They see buzzards, Harris hawks, barn owls and so much more here and over the neighbouring farmland. They love to sit out on the top lawn, drink in hand, to catch the last of the summer sun as it sets – a peaceful and idyllic way to spend an evening. There's space for children to play out and build dens, to grow your own produce, to keep chickens and even for a horse – the owners' daughter kept hers here for a while and there is a stable. You have no immediate neighbours, just the parish church, with the village hall down the road. It feels incredibly rural and peaceful but you're only a few minutes from Bungay in one direction and Beccles in the other. Both offer supermarkets, schools, independent shops and more, with Beccles also benefitting from the lido, a train station and access to the Southern Broads. You're also close to the coast and the owners love to take their dogs for walks on the quiet, lesser-known beaches. You have family-friendly resorts, nature reserves and plenty more to enjoy.















































# INFORMATION

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## On The Doorstep

Mettingham is a village close to the River Waveney and situated just 2.5 miles from Bungay and 3 miles from the popular Market town of Beccles. Beccles & Bungay are pretty market towns providing a fine range of local amenities including shopping and banking facilities, a weekly market, a supermarket and individual shops. There are primary and secondary schools in Beccles & Bungay and schools in the private sector in Norwich and Loddon.

## How Far Is It To?

Norwich, the Cathedral city and regional centre of East Anglia is approximately 17 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping & restaurants situated centrally within the city. The Norfolk Broads can be found to the east of Norwich 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.

## Directions - Please Scan QR Code Below

Leave Beccles on the B1062 Bungay Road and continue along this road for approximately 5 miles. You will then see the property located on your left handside.

## 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... [handwriting.noted.customers](https://www.threewords.com/)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

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

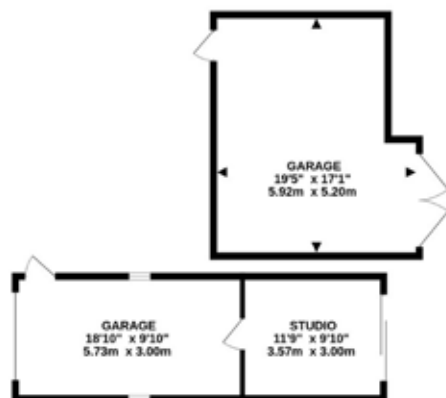
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

East Suffolk Council - Council Tax Band B

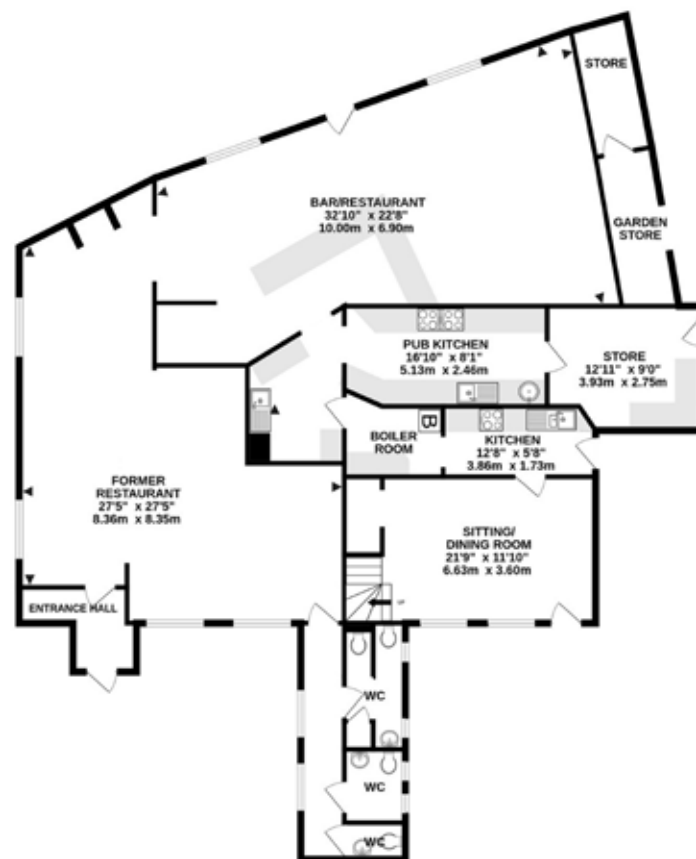
Freehold



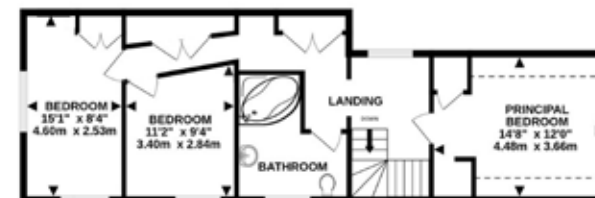




OUTBUILDINGS  
606 sq. ft. (56.3 sq. m.) approx.



GROUND FLOOR  
2291 sq. ft. (212.8 sq. m.) approx.



1ST FLOOR  
662 sq. ft. (61.5 sq. m.) approx.

FLOOR AREA (EXCLUDING OUTBUILDINGS) : 2954 sq. ft. (274.4 sq. m.) approx.  
TOTAL FLOOR AREA : 3560 sq. ft. (330.7 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		
(91-101)		
B		
(81-90)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc.co.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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