



Millstone
2 Black Street | Gisleham | Suffolk | NR33 8EG

BEAUTIFULLY BESPOKE



“This attractive, cottage-style home is coming to the market, having been built by the owners as their family home. Thoughtfully designed and full of character, it has a charming friendly feel and a lovely sunny garden. In a small village, just a few minutes’ drive from the beach, you have the best of the coast and the countryside on your doorstep, but you’re also close to the A12, so you can travel around the area with ease. Here you can make the most of everything this desirable location has to offer.”



KEY FEATURES

- A Beautifully Presented Detached Family Home situated in the Quiet Village of Gisleham
- Four Bedrooms; Bathroom and a Separate Shower Room
- Kitchen/Breakfast Room with Separate Utility and WC
- Two Reception Rooms and a Study/Possible Bedroom Five
- There is Potential to Convert the Loft Space if Required
- Private South East Facing Garden allowing Plenty of Light into the Property
- Single Garage and Ample Parking
- The Accommodation extends to 1,563sq.ft
- Energy Rating: E

As soon as you catch sight of this home, you can see the appeal. It's pretty, country-cottage style character is clear. Inside it's much larger than it first appears, with generous family-friendly accommodation leading to a landscaped south-facing garden. Perfectly balancing country living with access to the coast and to day-to-day amenities, the lifestyle here is sure to appeal.

A Home With Heart

This pretty property was built by the current owners for their growing family over 40 years ago. They worked closely with the council to build a home that would sit comfortably in its rural surroundings but would also provide modern comforts. It's been a very happy home ever since and the owners have found it a great success as a place in which to raise their family. It's played host to lots of birthday parties, Christmas gatherings and more, and their children enjoyed a lot of fresh air and freedom growing up here, as well as having good schools in the area.





KEY FEATURES

Family Friendly

This is a home that effortlessly adapts to every stage of family life. The kitchen is large enough for a breakfast table, so you can be cooking while you keep an eye on little ones up at the table. The sitting room is a wonderful triple aspect room with double doors to the garden beyond – a great family space and also ideal for entertaining, thanks to its generous proportions. The fireplace is a lovely and elegant feature. There are two further reception rooms, currently a study and a formal dining room, offering enormous versatility. You could have a playroom, a music room, a home office... whatever it is that you need. Upstairs, all four bedrooms have built-in storage. There's a bathroom and a shower room, so it doesn't matter which you prefer – both are catered for. All the rooms are lovely and light and whilst you have sloping ceilings on the first floor, there's excellent head height.

Everything Accessible

The owners are keen gardeners and have enjoyed landscaping the outside space. You can bask in the morning sun with your breakfast on the patio and catch the last of the light at the little patio to the other end of the garden, perfect for al fresco dining. You're part of a quiet little community here and life is peaceful, but you're also very close to Kessingland, where you have the local school, you can dine out, grab an ice cream or a drink, walk on the beautiful beach, visit the skate park, or meet friends at the sports and social club. You're also close to the A12 and the owners often head to Southwold for a walk or day out. There are plenty of walks on the doorstep too, and a popular network of paths and lanes for cyclists and equestrians.





























INFORMATION



On The Doorstep

The nearby town of Beccles is a thriving market town with an active community spirit, steeped in history. The picturesque town is situated in the heart of the Waveney Valley and has many a story to tell. Beccles now boasts a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has a sailing club being on the extremes of the Norfolk broads.

How Far Is It To?

Norwich lays approximately 25.5 miles north west of Gisleham and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth and Lowestoft are easily accessible on the east coast and are between ten and twenty minutes by car. Southwold lays 9 miles to the south and is a charming north Suffolk seaside town on the Suffolk Heritage Coast. All the attractions of the working lighthouse, beach huts, award-winning pier, busy harbour, cliff top cannon and of course the beach, combine to make Southwold a quintessentially English resort town.

Directions - Please Scan QR Code Below

Leave Beccles on the A145 on George Westwood Way. At the roundabout take the 3rd exit onto the A146 signposted Lowestoft, at the next round about take the 2nd exit and continue on the A146. At the following roundabout take the 3rd exit onto Copland Way/B1127. At the next roundabout take the 1st exit onto Benacre Road/B1127, continue down Benacre Road until you reach the junction for the A12. Turn Left and follow the road for just over a mile At the roundabout take the first exit onto Snab Hill and then a few moments later take the 1st left onto Black Street. After a few moments the property will be on your left.

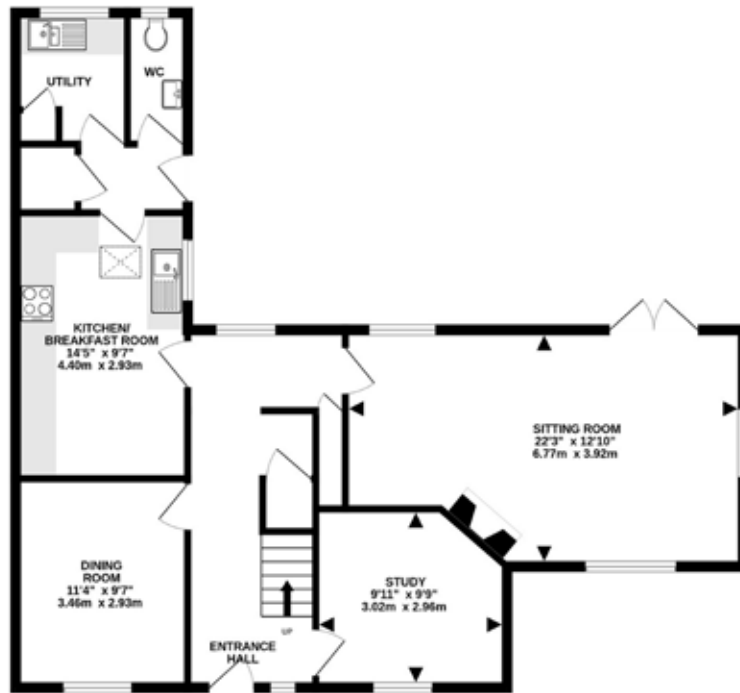
What Three Words Location

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... madness.liver.tightest

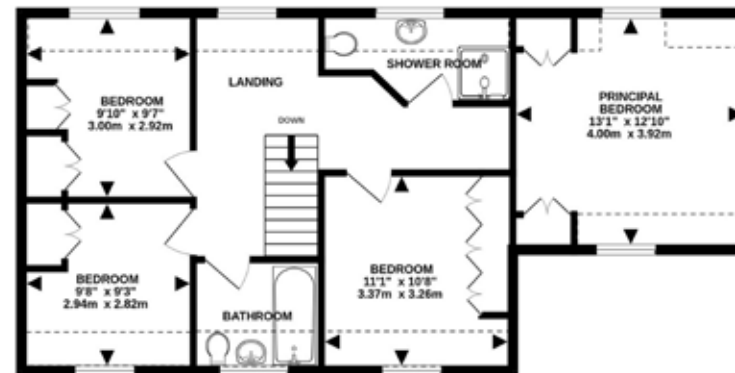
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
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 District Council - Council Tax Band D
Freehold

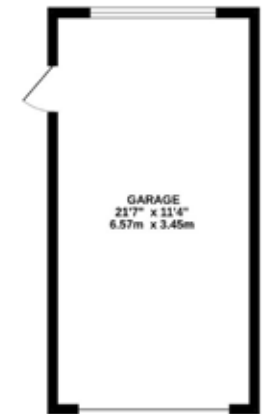




GROUND FLOOR
881 sq.ft. (81.0 sq.m.) approx.



FIRST FLOOR
702 sq.ft. (65.3 sq.m.) approx.

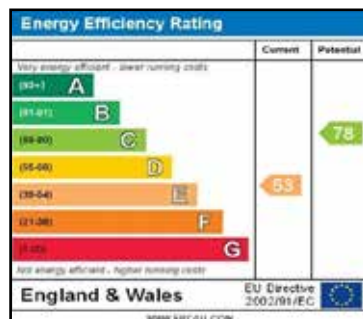


GARAGE
243 sq.ft. (22.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1563 sq.ft. (145.2 sq.m.) approx.
TOTAL FLOOR AREA : 1806 sq.ft. (167.8 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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NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM



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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