



Mill House
18 London Road | Beccles | Suffolk | NR34 9NH

GEORGIAN GRANDEUR



“Combining the comfortable character of a period cottage with the elegant proportions of the Georgian era, this 18th century home is brimming with charm, but not listed. It sits in an enviable position, just a short stroll from the centre of Beccles, with the river close by. Beautifully updated and extended, it offers an abundance of space, including versatile accommodation and a music studio.”



KEY FEATURES

- A Beautifully Presented Detached Georgian House on the Outskirts of Beccles
- Four/Five Bedrooms and Four Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Dining Room with Separate Utility Room and a Cellar
- Three Reception Rooms plus a Study
- Miller's Office - Possible Bedroom Five
- The Property has been lovingly Restored & Maintained during the Vendors' Ownership
- Period Features Throughout including Fireplaces
- Fully Enclosed and Private Garden with a Summerhouse/Shed
- Large Double Garage with Store & adjoining Studio/Music Room
- Energy Rating: B

If, like the owners, you love Georgian architecture, you'll fall instantly in love with this period gem. Tucked away in a secluded position within Beccles, the handsome frontage immediately impresses and the interior more than lives up to the initial promise, with attractive family-friendly spaces and a secure, private and sunny garden, plus a garage, summerhouse and music studio.

A Triumphant Restoration

The oldest part of the house was built in the late 1700s and, at some point, a Georgian-style frontage was added. Thanks to this gentrification, you have a winning combination of well-proportioned reception rooms and cosy period character. The owners love the original features here and also the sheer amount of space on offer. There are some wonderful features, including the old servants' bells and a window with an 19th century signature. During their years here, the owners have carried out an extensive renovation, with works to the roof, replastering and insulation where needed, renewing floors using engineered oak and bamboo and more besides. Where possible, they have used reclaimed materials, or repurposed things around the house – for example, the front bedrooms have boards originally from the dining room. All the first-floor windows have bespoke secondary glazing. The sitting room, extended by a previous owner, now has an oak parquet floor in the extension and bespoke skirting boards matched to the original part of the room. Experienced stonemasons replaced broken panements with ones reclaimed from a derelict church in Dulwich and refurbished the sandstone floor in the hallway. Mouldings and doors have been designed to match the originals and blend with the existing fittings – all in all, great care has been taken with the refurbishment throughout. When it came to the newer parts of the property, the owners took equal care, with reclaimed Suffolk-red bricks, lime mortar and more, plus contemporary comforts, such as underfloor heating. The newest addition is the en-suite bathroom for the master bedroom, which has been stylishly and beautifully finished and benefits from triple-glazed windows.





KEY FEATURES

So Much To Enjoy

When buying a period home, it's important to know that it's been well maintained and lovingly cared for, but it's the character and the welcoming feel that will most likely captivate you. Here, the owners love their architect-designed kitchen dining room, overlooking both the garden and the courtyard. A multi-purpose space for work and relaxation, it's also great for entertaining. One of the owners is a keen cook and loves nothing more than hosting friends and family for food. They occasionally use the family room as a formal dining room, but in the kitchen, you can chat to friends whilst preparing dinner. Plus there's room for children or grandchildren and their toys! The old 'Miller's Office' on the ground floor has a shower room next door and makes a great guest bedroom, giving everyone their own space – it would also work well as a playroom or a den for teens. There are two elegant and bright reception rooms to the front of the house, as well as a study and utility room. Upstairs, all four bedrooms are a good size and the principal room has that beautiful en-suite, with the other three sharing an attractive family bathroom. The whole house has been finished in calm and relaxing colours with eco-paints. Both baths discharge to the grounds where the wastewater is held and then pumped to the garden and trees to keep everything lovely and green. All in all, you can store up to 7.5 tonnes of water for use in the garden or to top up the pond.

The Outside

Outside there's no less attention to detail. The summerhouse was built using parts of the former conservatory and has electricity, wi-fi and a wood burner while the garage has been panelled, insulated and re-wired and has an inspection pit. It's connected to a fully sound insulated music studio and both have an alarm system connected to the house, as well as sharing a telephone link – again, the owners have thought through every detail to make the house as usable as it is attractive. The garden has lots of wonderful features, such as a wildlife pond and a 150-year-old apple tree, in addition to the younger trees the owners have introduced. While you're close to the town centre, you're nicely tucked away here and not overlooked at all. You can walk into Beccles, enjoy a swim in the lido or stroll by the river, hop on a train or bus to Norwich or the coast, or browse antiques and interesting finds in the independent shops. The great bus links, mean you don't need to drive most of the time. The owners have found everything here extremely convenient and have loved immersing themselves in community life, from places of worship to social events.





























INFORMATION



On The Doorstep

Beccles is a delightful market town in the county of Suffolk. It offers a variety of local facilities including cafés, public houses, restaurants, independent boutiques and large chain supermarkets as well as a local theatre and other cultural and leisure amenities. It also benefits from several schools covering all age groups from Primary to High School age. The town sits on the edge of the Norfolk Broads National Park, alongside the stunning River Waveney.

How Far Is It To?

Beccles is 11 miles to the north of Halesworth. The beautiful cathedral city of Norwich lies 18 miles to the north west, with the coast 10 miles to the east. You are also a short drive to the popular seaside town of Southwold which lies 13 miles to the south east. Beccles is on the mainline rail link to Ipswich and on to London Liverpool Street. Local bus services run to Norwich, Halesworth and other destinations.

Directions - Please Scan QR Code Below

When leaving Beccles town centre, from New Market, turn left onto Ballygate and continue to the end of the road. Turn Left onto St Marys Road and at the traffic lights turn right on to London Road. Shortly after turning onto London Road the Driveway can be seen on the right, turn onto the drive and 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... [savings.gobbling.outlast](https://www.savings.gobbling.outlast)

Services, District Council and Tenure

Gas Central Heating via Radiators & Underfloor Heating,

Mains Water, Mains Drainage

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker

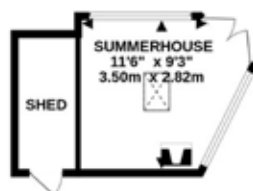
Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

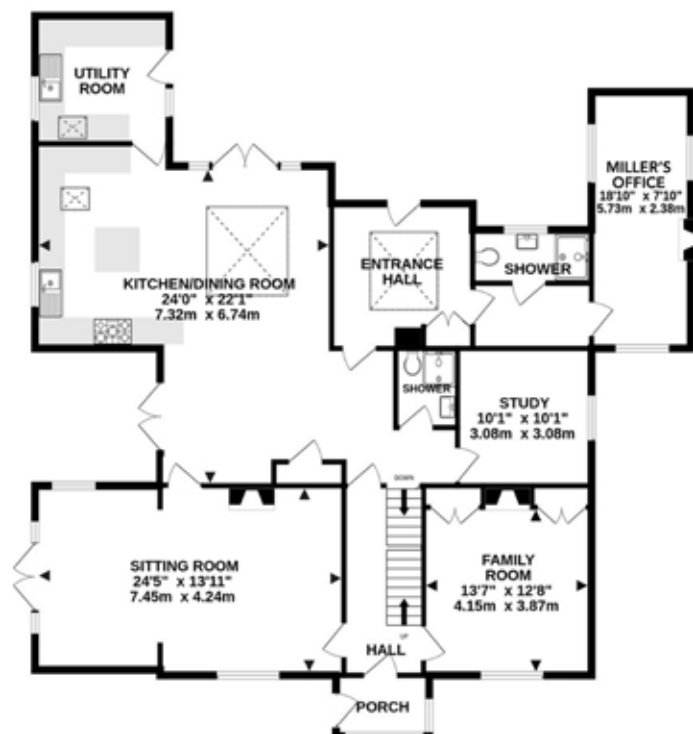
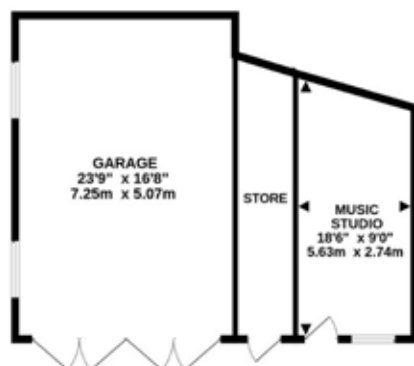
East Suffolk District Council - Council Tax Band G

Freehold

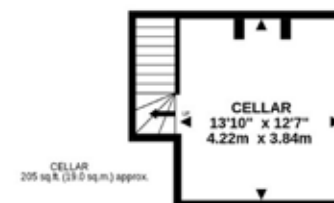




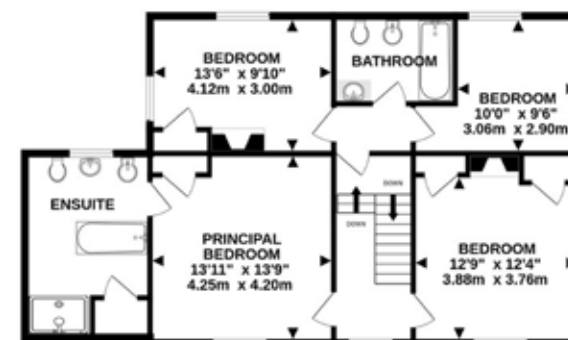
OUTBUILDINGS
825 sq.ft. (76.7 sq.m.) approx.



GROUND FLOOR
1679 sq.ft. (155.2 sq.m.) approx.



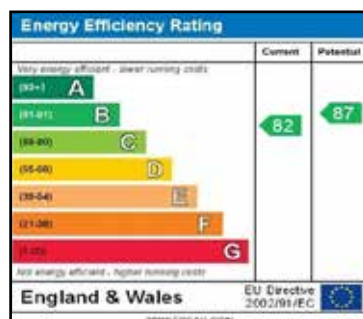
CELLAR
205 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
891 sq.ft. (82.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2767 sq.ft. (257 sq.m.) approx.
TOTAL FLOOR AREA : 3592 sq.ft. (333.7 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
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