



Thatched Cottage
Beccles Road | Toft Monks | Suffolk | NR34 0EA

PICTURE POSTCARD PERFECT



“Pretty as a picture, this three-storey thatched cottage has a fascinating history and is packed full of character. It’s also surprisingly spacious and light, with a delightful private garden where you can sit out in seclusion and soak up the sun. In a beautiful village setting, close to open countryside, the Southern Broads and the Norfolk and Suffolk coast, it’s a few minutes from the pretty town of Beccles, which has schools, shops, a train station and more.”



KEY FEATURES

- A Beautifully Presented, Detached 16th Century, Thatched Cottage in the Village of Toft Monks
- The Accommodation is Spread Over Three Floors allowing Flexible Living Options
- Four Bedrooms with Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility and Boot Room
- Two Reception Rooms and a Garden Room
- The Property has been Tastefully Updated to Compliment the Character Features
- An Enclosed, Private Rear Garden with Patio Area
- Driveway with Detached Single Garage
- Situated just Outside Beccles, only a Short Drive Away
- The Accommodation extends to 2,172sq.ft
- Energy Rating: E

If you love period character, with the cosiness of beams and a traditional thatched roof, but space and light are also high on your agenda, this attractive cottage will suit you down to the ground. With well-proportioned rooms, good ceiling height and plenty of light, it's got a lot to offer. It's also been recently updated and very well cared for, with no work to do.

Moving With The Times

Records show there's been a property on here since the 1560s, so the oldest parts of this period home could be over 400 years old. In the past it's been a Post Office, a blacksmith's forge and even had petrol pumps outside it in the 1950s or 1960s. Today it's a lovely family home, with accommodation spread over three floors. The current owners were drawn here by the character features and feeling of space, and during their years here have replaced the kitchen and utility room, reconfigured the second floor and redecorated throughout. The roof is also in good condition – it's thatched with Norfolk reed, an incredibly durable material which lasts well over 50 years when well cared for.





KEY FEATURES

Comfort And Character

On the ground floor, there's a large sitting room and dining room, divided by a central brick chimneybreast with a double fronted wood burner. This can throw out a lot of warmth on a cold night and you won't need the heating on when this is lit! The open nature of these two rooms, both with original oak beams, gives the living space a nice sociable feel. Windows to the south allow the light to pour in, but you'll find the rooms refreshingly cool in summer. The kitchen is another highlight, with a dual aspect and plenty of space for a family table, so you can have both formal and informal dining. Beyond this is a utility room and boot room. There's also a little triple aspect garden room to the south, so you can sit and look out over the garden when it's not quite warm enough to be outside. Upstairs on the first floor, there are two very good size doubles, sharing a fabulous family bathroom with a feature freestanding bath and a walk-in shower. On the second floor there are another two double bedrooms sharing a spacious shower room. You can keep the top floor as a hobby space, guest accommodation, a home office – plenty of options here.

Plenty To Explore

Outside, the garden faces southwest and is a real suntrap, as well as being lovely and private. You're in the village here but feel nice and secluded. There's a pub over the road, so you can head over for dinner, or go out and explore the surrounding countryside, either on foot or by bike. You're only a five-minute drive from the centre of Beccles, so you can head out on the water, browse the shops, swim in the lido or head out on a kayak or boat on the river. The coast is also close by, with the golden sands of Gorleston and Lowestoft both around a twenty-minute drive. Head in the other direction and you can be in Norwich in twenty minutes – this really is a very well positioned property. If you regularly travel out of the area, you'll also find it conveniently located. You can hop on a train from Beccles to Ipswich and then onto London, but when you come home at the end of the day, it's a world away from the hustle and bustle of the city.

























INFORMATION



On The Doorstep

The small community of Toft Monks can be found only a short distance from the sought after market town of Beccles which offers an extensive range of amenities including leisure, cultural and shopping facilities as well as a main line rail link to London.

How Far Is It To?

Norwich lies approximately 18 miles north west of Toft Monks and offers a wide range of facilities as well as a main line rail link to London Liverpool Street and international airport. The attractive market town of Beccles is 6 miles south with its large variety of shops and addition train links. Loddon is just over 4 miles away and the Suffolk coastal area of Southwold can be reached within approx. half an hour.

Directions - Please Scan QR Code Below

When leaving Beccles head towards Norwich on the A146, when you reach the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Continue along this road until you reach The Lion Pub and turn right. The property is immediately on your right.

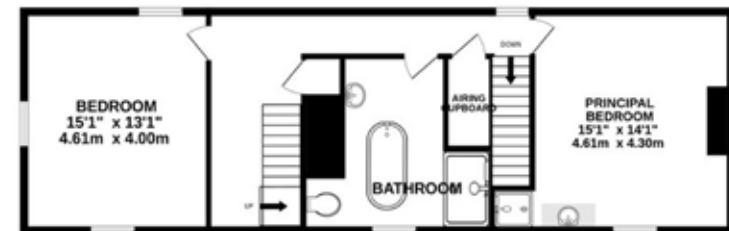
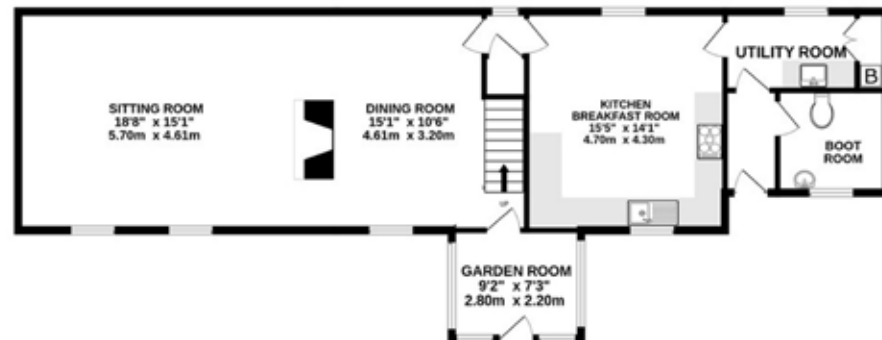
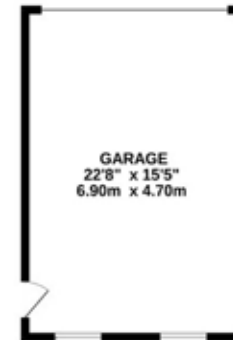
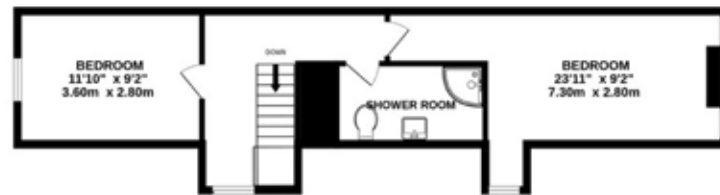
What Three Words Location

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... [flinches.outdoor.thunder](https://www.threewords.co.uk/)

Services, District Council and Tenure

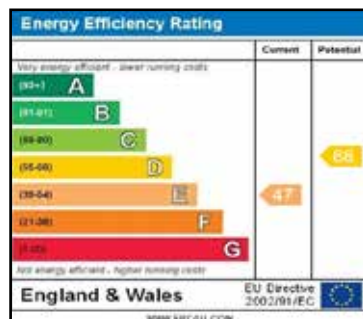
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - Fibre to Cabinet
Please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk District Council - Council Tax Band E
Freehold





FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2172sq.ft. (201.8sq.m) approx.
 TOTAL FLOOR AREA : 2250sq.ft. (209.0 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
 Made with Metropix ©2025



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.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

