



Mill Road, Burgh St. Peter - NR34 0BA



Head Mill Road

Burgh St. Peter, Beccles

Located in the SOUGHT AFTER RURAL VILLAGE of Burgh St Peter and within easy proximity to Beccles, this OUTSTANDING FOUR BEDROOM DETACHED family house is a fine example of Georgian architecture exuding elegance and charm and once was the village public house. Boasting over 2200 SQFT (stms), this detached family home effortlessly blends period features with modern conveniences having been upgraded and enhanced in recent years. The FLEXIBLE LAYOUT offers a wealth of options, including the potential for an annexe with the ground floor bedroom and bathroom adjacent. The property comprises THREE IMPRESSIVE RECEPTIONS two of which are open to one another including the spacious kitchen/breakfast room creating one large entertaining/family space. There are FOUR BEDROOMS in total with two bathrooms as well as external UTILITY room and HOME OFFICE within the outbuildings. The outbuildings are completed by a LARGE DOUBLE GARAGE providing ample storage. The private enclosed rear gardens offer a tranquil retreat, with well-manicured lawns, mature trees, and shrubs, as well as multiple entertaining spaces creating a peaceful oasis for relaxation and entertainment alike.



- Detached Family Home
- Georgian Built With Period Features
- Over 2200 SQFT (stms)
- Flexible Layout With Multiple Options Including Possible Annexe
- Three Impressive Receptions & Kitchen/Breakfast Room
- Four Bedrooms & Two Bathrooms Over Two Floors
- Impressive Array Of Outbuildings & Large Double Garage
- Private Enclosed Rear Gardens & Driveway Parking
- Sought After Rural Village Location
- Easy Proximity To Beccles

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

Set within the peaceful village of Burgh St Peter, a small rural village close to Aldeby (approximately one mile). The village offers a public house, village hall, post office and farm shop. Some two miles from the Waveney River Centre with swimming pool, public house and restaurant. The market town of Beccles is approximately five miles away and offers a comprehensive range of facilities including road, rail and bus links, along with schooling. The port of Great Yarmouth is approximately thirteen miles to the east and the City of Norwich some twenty miles to the north west.



SETTING THE SCENE

Approached via Mill Road you will find a paved driveway leading to the double garage with two separate double barn style doors to the front. There is further off road parking for multiple vehicles within this section of drive as well as the shingled driveway on the other side of the house with a gate leading to the rear garden. To the front you will also find well kept lawns, a low level brick wall and pathway leading to the main entrance porch and door. Access is provided to the oil tank and septic tank from a side gate on Staithe Road.

THE GRAND TOUR

Entering via the main entrance door to the front there is a recently added oak framed porch entrance with useful space for shoes. This leads through to the main entrance hall, a spacious entrance way with stairs to the first floor and doors leading to all the main areas of the house. To the left is the main sitting room with a dual aspect and fireplace and stone hearth housing a woodburner. In the other direction is another reception/sitting room which is open plan to the dining space and kitchen with the extended garden room beyond that. The kitchen can also be accessed directly from the hallway and offers a modern range of wall and base level units with solid worktops over and a central island/breakfast bar. The kitchen houses space for a double fridge/freezer, integrated dishwasher, induction hob, extractor and double eye level oven and grill. The garden room is currently used as the dining room and offers a delightful, sunny aspect overlooking the garden with doors leading out. Accessed via the reception space is a small rear lobby with door out to the garden that also leads to the ground floor bedroom and bathroom. This means this space could be self contained if required for both rental or annexe (stp). The bathroom is tiled and offers a w/c, hand wash basin and bath with shower over. The bedroom is a generous double with a dual aspect.

Heading up to the first floor landing which is particularly spacious you will find three double bedrooms and a bathroom leading off. The family bathroom has been upgraded and now offers a tiled space with large double walk in rainfall shower, w/c and hand wash basin. Externally within the outbuildings you will find a purpose home office adjacent to a utility room with a range of wall and base level units, second sink and space and plumbing for washing machine.

FIND US

Postcode : NR34 0BA

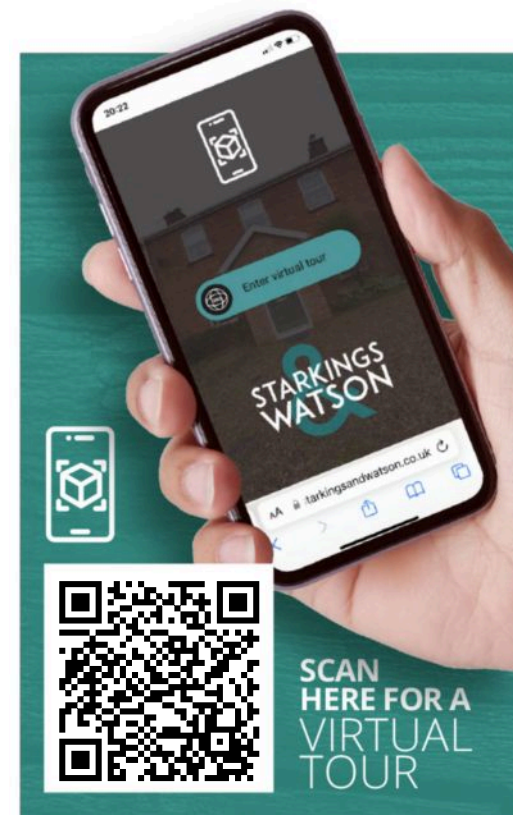
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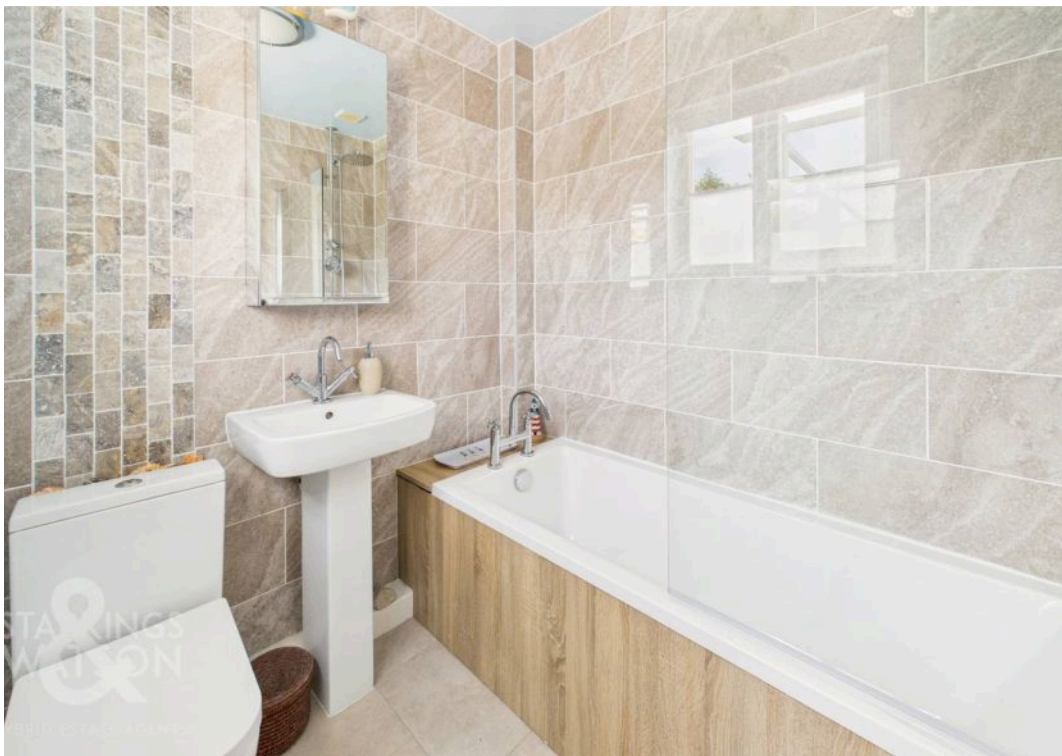
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the house has drainage via septic tank, water and electricity with oil fired central heating.



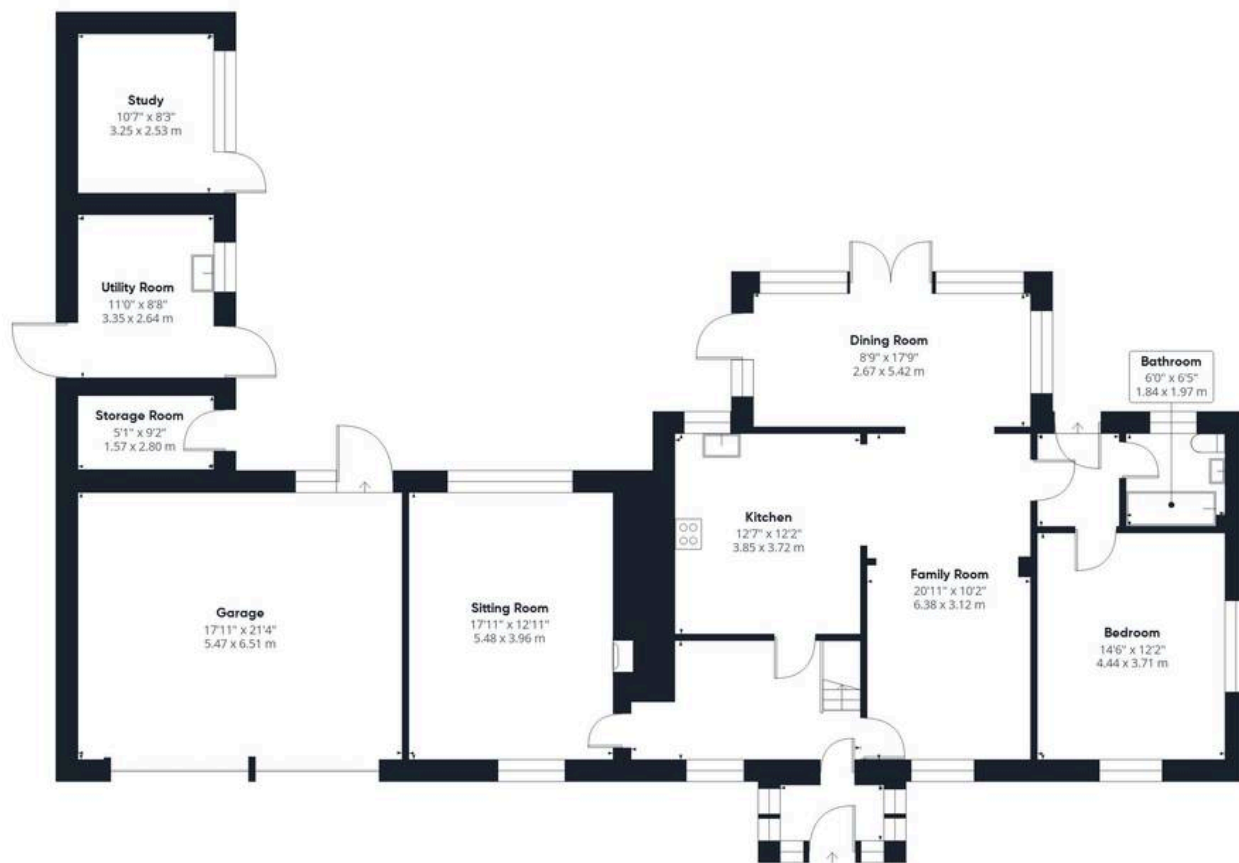




THE GREAT OUTDOORS

The superb rear garden offers a good degree of privacy and is split into multiple sections, all of which are well maintained. Leading from the doors in the garden room you will find a raised decked area ideal for alfresco dining and entertaining. A paved pathway leads in both directions, whilst to the left and towards the array of outbuildings. The outbuildings comprise, a self contained office, a utility room, store and the impressive double garage whilst a gate leads to a hidden area where the oil tank can be found. The lawns and the pathway lead in the other direction to the patio area which currently houses a pergola and hot tub. To the far corner of the garden is another patio area with space for a large table surrounded by planting. The garden is enclosed with timber fencing and brick walls as well as a gate to the side driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2263 ft²

210.3 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.