

**Aldreds**  
Estate Agents



Pansy Villa Beccles Road, Belton, Great Yarmouth, NR31 9JQ

Offers In Excess Of £750,000



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# Pansy Villa Beccles Road

Belton, Great Yarmouth, NR31 9JQ

- Approx 3.9 acres (stms)
- Barn
- Lawned Gardens
- Semi Rural Location
- Three Bedroom Detached House
- Outbuildings
- Driveway
- Must View

Sitting in an overall plot of approx 3.9 acres (stms) in this fantastic semi rural location. A former camping/glamping site. There is a spacious three bedroom detached house in need of modernisation, additional barn (previously used as a holiday let) and a games room (formerly the reception of the camping site) sitting on the site as well as other various outbuildings. The grounds are mainly laid to lawn, however, there is a large storage area in to north east corner. Driveway leading off Beccles Road. This offers a rare opportunity acquire a period property on a large plot in need of renovation a short distance from main towns nearby.



## MAIN HOUSE

### Entrance Hall

Door to front

### Lounge 11'4" x 10'9" (3.46 x 3.3)

Feature fireplace, double glazed window to front aspect

### Inner Hallway

### Dining Room 11'10" x 9'0" (3.62 x 2.75)

### Sitting Room 10'9" x 10'4" (3.3 x 3.17)

Double glazed window to front aspect

### Kitchen 11'9" x 11'3" (3.6 x 3.45)

Base & wall units, double glazed window to side aspect, sink with drainer, electric cooker point, tiled floor

### Lobby

### Shower Room 7'9" x 7'4" (2.37 x 2.26)

Flat floor shower, hand basin, low level WC, opaque double glazed window to front aspect







### Sun Room 19'3" x 10'7" (5.87 x 3.25)

Three Velux windows, three double glazed windows to rear aspect, doors to both sides

### Kitchen/Diner 20'2" x 11'3" (6.17 x 3.44)

Range of base & wall unit worktops over, LPG gas cooker point, two Velux windows, butler sink with mixer tap, door to side, double glazed window to side aspect

### Sitting Room 17'3" x 11'3" (5.28 x 3.44)

Double glazed window to front aspect, wood burner

### Inner Hallway

Stairs to landing

### Landing

Double glazed window to rear aspect

### Bedroom 1 12'11" x 10'7" (3.94 x 3.25)

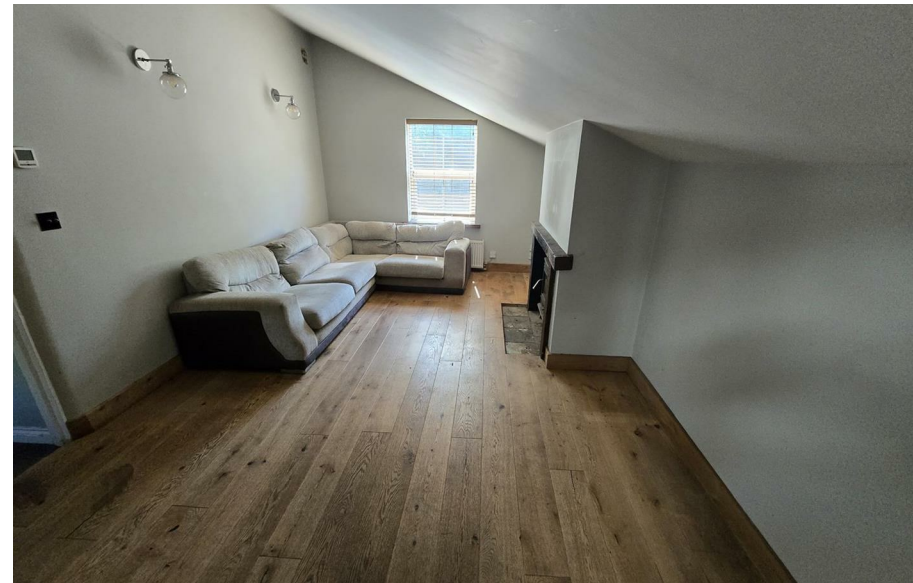
Double glazed window to front aspect, radiator

### Bedroom 2 12'0" x 10'7" (3.66 x 3.25)

Double glazed window to front aspect, radiator

### Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell and in to the countryside. At the cross roads turn right in to Beccles Road. Pansy Villa is on the right.



### Bedroom 3 12'0" max x 9'0" max (3.67 max x 2.75 max)

Double glazed window to rear aspect, radiator

### Shower Room 8'0" x 6'1" (2.44 x 1.86)

Shower in cubicle, hand basin, low level WC

### BARN

### Lounge/Diner/Kitchen 20'10" x 14'3" (6.36 x 4.35)

With sunken area, stairs to mezzanine bedroom, base & wall units with worktops, timber vaulted ceiling, LPG gas cooker point, wood burner

### Bathroom 14'3" x 6'8" (4.35 x 2.04)

Feature sunken bath, freestanding roll top bat, hand basin, low level WC

### Mezzanine Bedroom 9'6" x 6'8" (2.91 x 2.04)

Velux window

### GAMES ROOM (FORMER RECEPTION)

### Mains Room 21'8" x 21'2" (6.62 x 6.46)

Power & light, two walk in storage cupboards

### Outside

Driveway leading off Beccles Road. Overall plot of approx 3.9 acres (stms) of mainly lawned gardens with mature bushes & trees (there are tree preservation orders on some). To the north east of the plot there is a large area used for general storage. Both the house and barn have separate fenced garden areas. Close to the games room are the former toilet facilities

### Tenure

Freehold

### Services

Mains water, electricity, septic tank drainage

### Council Tax

Band C

### Location

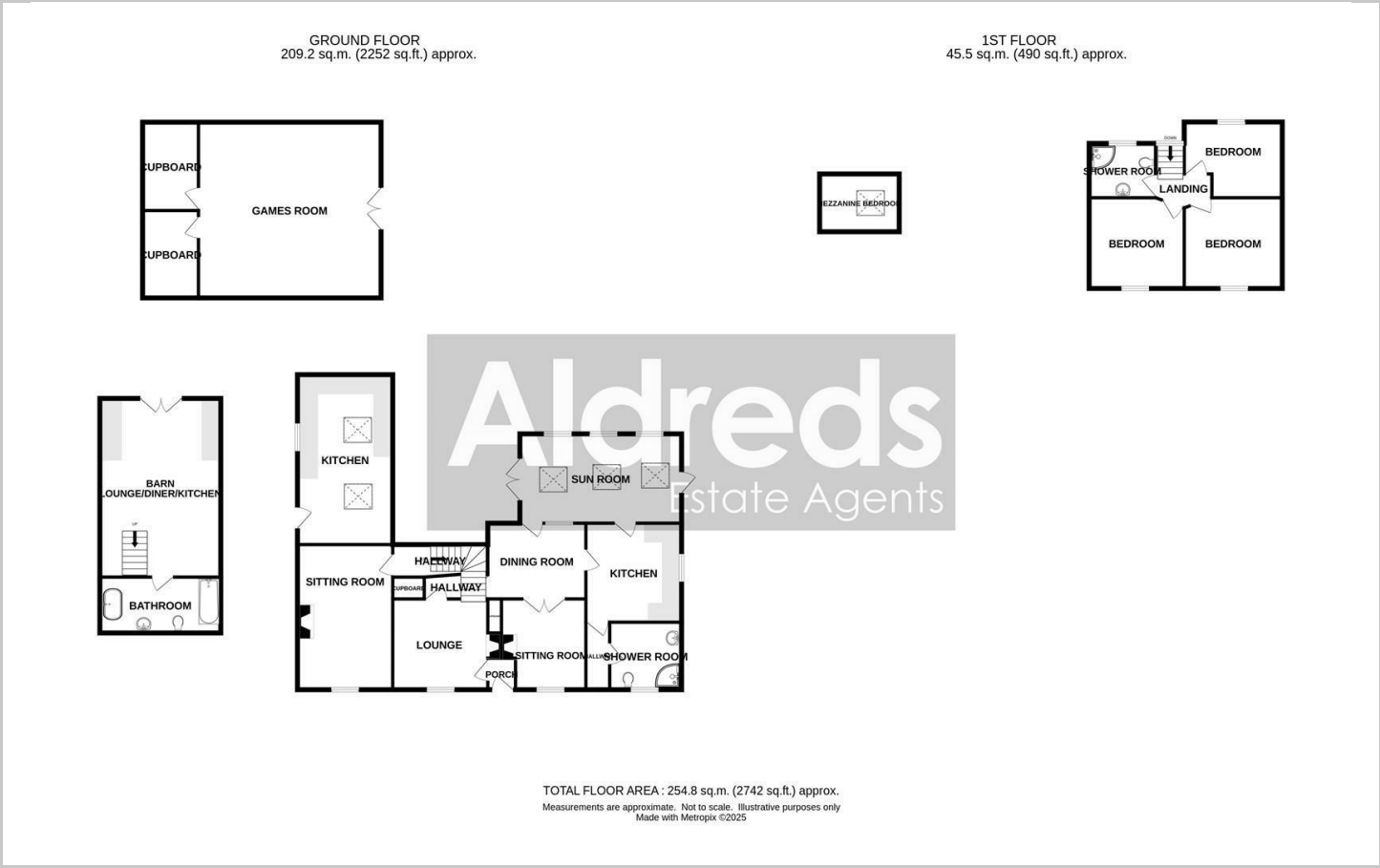
Belton is situated 3 miles west of Gorleston and 5 miles from Great Yarmouth \* There are a selection of local shops \* Primary and Middle schools \* The River Waveney runs through the adjoining village of Burgh Castle with its historic Roman site and Marina \* There are regular bus services to Great Yarmouth.

### Directions

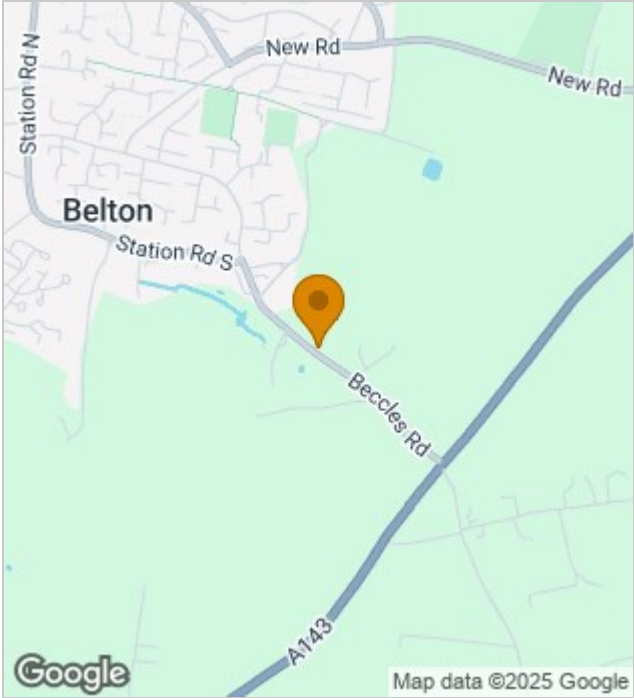
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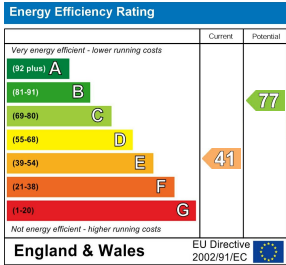
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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