



## Beccles,

Guide Price £850,000

- Detached Georgian Farmhouse
- New and Modern Kitchen Flooded with Natural Light
- Sought After Location
- Approx 3.5 Ares (STMS)
- Substantial Sized Sunroom with Views to The Rear
- One Bathroom and One Shower Room
- All Purpose Workshop/Garage (1337sqm)
- Perfect Family Home
- EPC - C



# Hulver Street, Beccles

Hulver is a quiet and picturesque village nestled in the heart of Suffolk, England. Surrounded by rolling farmland and scenic countryside, it offers a peaceful, rural setting with a close-knit community. The village is characterized by charming, traditional cottages, including some with thatched roofs, and small, winding roads that add to its rustic charm. While Hulver itself is tranquil and sparsely populated, it is conveniently located near larger towns such as Lowestoft and Beccles, providing easy access to a wider range of amenities and services. The area is ideal for those seeking a retreat in the English countryside, with beautiful walking and cycling opportunities to explore the surrounding landscapes.



Council Tax Band: E



## DESCRIPTION

Nestled within an impressive 3.5-acre plot (STMS), this remarkable property offers two points of vehicular access and a large workshop providing ample space suited for conversion for all needs. Originally dating back to the Georgian period, the home boasts two beautifully appointed reception rooms, one designed as a sitting room and the other for dining—both featuring grand inglenook fireplaces and exposed beams. The dining area flows into a spacious lobby, ideal for an office or reading corner, which leads to a large conservatory that overlooks the garden, creating a perfect space to relax and enjoy the views. The newly fitted kitchen offers a perfect balance of elegance and country charm, with a central breakfast island designed for entertaining. A generous utility and boot room add to the practicality of the home. On the ground floor, a spacious bathroom with a slipper bath complements a separate family shower room on the first floor. Two expansive double bedrooms are located at the front of the property, both benefiting from a sunny southern aspect, with the master bedroom featuring built-in wardrobes, while the remaining two bedrooms are located at the rear of the house.

## LIVING SPACE

This charming property offers a functional and inviting living space, featuring two reception rooms at the front—a spacious living room and a separate dining room, both with beautiful inglenook fireplaces and wood-burners that add warmth and character. These rooms seamlessly open into an inner hall, which provides access to the kitchen, bathroom, and a sunroom at the rear. The kitchen is well-appointed for everyday living, while the bathroom ensures convenience for all. The sunroom is a standout feature, offering expansive views of the rear garden, creating a peaceful retreat perfect for relaxing or enjoying the changing seasons. This thoughtfully designed layout blends comfort and practicality, with versatile living areas, easy flow, and a connection to the outdoors.

## KITCHEN & UTILITY

The newly renovated, modern kitchen has been designed for both style and convenience. It features sleek, contemporary units paired with a stunning marble-effect worktop that adds a touch of elegance. A central kitchen island

with a breakfast bar provides additional workspace and casual dining. The kitchen is equipped with a top-of-the-line double oven and gas hob, perfect for cooking enthusiasts. Panoramic windows flood the space with natural light, creating a bright and welcoming atmosphere. A door leads to the utility/boot room, offering ample space for all appliances and keeping the main kitchen area neat and organized.

## BEDROOMS

The four bedrooms in this home offer a variety of sizes and positions, catering to different needs. Each room is fitted with cozy carpet, adding warmth and comfort. To the rear, the bedrooms are graced with stunning views of the expansive acreage, including a wild meadow, providing a peaceful and picturesque backdrop. At the front, natural light floods the rooms, creating a bright and airy atmosphere throughout the day. Whether you prefer the tranquil, nature-filled views or the sun-drenched interiors, each bedroom offers a serene and welcoming space.

## BATHROOMS

Both bathrooms are equipped with a three-piece suite, offering practicality and comfort. Downstairs, you'll find a luxurious freestanding slipper bath, perfect for unwinding after a long day, while upstairs features a walk-in shower tray, ideal for a quick, refreshing start to the day. Both spaces are designed to be versatile, catering to everyday living while also providing a relaxing environment to bathe and rejuvenate.

## OUTSIDE

Outside, the property boasts a two-point access driveway, offering the potential to transform the entrance into one large space, providing ample parking and convenient access to the outbuildings and workshop. To the rear, you'll find the stunning wild meadows, creating a peaceful and natural backdrop. The maintained garden closest to the property is ideal for growing vegetables or cultivating a beautiful flower garden. As you explore the 3.5 acres of land, you'll encounter two separate ponds teeming with wildlife, adding to the tranquil atmosphere. A scenic walk around the grounds further enhances the property's charm, offering a serene escape into nature.

## OUTGOINGS

Council Tax Band E



## SERVICES

Mains water and electricity, solar panels, LPG for the hob only and radiators fuelled by wood burners

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

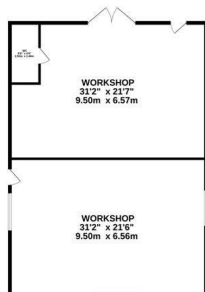




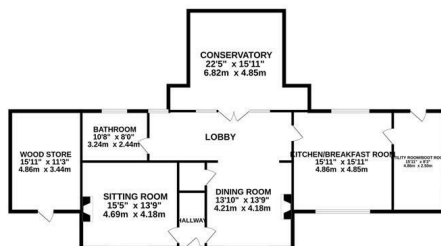




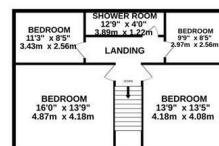
OUTBUILDINGS  
1477 sq ft (137.2 sq.m.) approx.



GROUND FLOOR  
1551 sq ft (144.1 sq.m.) approx.

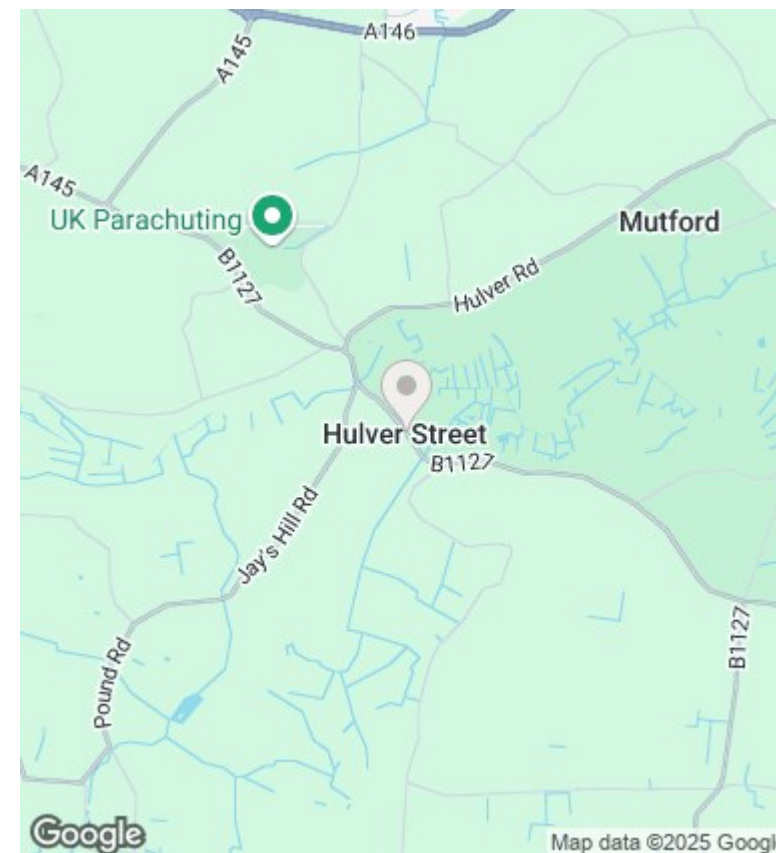


1ST FLOOR  
747 sq ft (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 3774 sq.ft. (350.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)