

## Aldeby, Beccles

Guide Price £450,000

- £450,000 - £500,000 Guide Price
- Three/Four Bedrooms
- Living Room, Sitting Room, Dining Area
- Heavily Extended Cottage
- Outbuilding with Current Office Use
- Kitchen and Separate Utility Room
- Untouched Views to Rear
- 19th Century Build
- EPC - Awaiting



# Aldeby

Aldeby is a peaceful village nestled in the Waveney Valley on the Norfolk-Suffolk border, just a short distance from Beccles. Rich in history and surrounded by scenic countryside, it offers a strong sense of rural charm. The historic Aldeby Estate, once centered around Aldeby Hall, has played a key role in the area's agricultural and community heritage. With access to the River Waveney and nearby market towns, Aldeby is ideal for those seeking tranquillity with convenient links to local amenities.



Council Tax Band: C



## DESCRIPTION

Coming to the open market for the first time, this remarkable 19th-century cottage offers a rare opportunity to own a piece of history, quietly nestled within the grounds of the prestigious Aldeby Hall. Surrounded by unspoilt nature and enjoying uninterrupted views across woodland and countryside, the property has been thoughtfully and substantially extended to create a spacious three/four bedroom semi-detached home. The ground floor features a welcoming porch that opens into the hallway, a sitting room and a bright sitting/dining room—both designed to make the most of the breathtaking views through expansive rear glass panels—alongside a well-equipped kitchen, separate utility room, and a versatile office or fourth bedroom and a W.C. Upstairs are three generously sized bedrooms, including a principal suite with en-suite shower room, and a stylish family bathroom. A truly secluded and characterful home, perfectly blending period charm with modern comfort in an idyllic rural setting.

## LIVING AREAS

The living areas of this charming cottage are designed to embrace both comfort and the surrounding natural beauty. The living room offers a cosy retreat, complete with a wood-burning stove, perfect for colder evenings. The spacious sitting/dining room is ideal for entertaining or relaxing, featuring patio doors that open directly to the garden and floor-to-ceiling glass panels that frame uninterrupted views of the woodland beyond. Tastefully extended and full of character, these spaces offer a seamless connection to the outdoors while maintaining the warmth and charm of a traditional country home.

## KITCHEN & UTILITY

Flowing seamlessly from the sitting/dining room, the kitchen is thoughtfully designed to complement the character of the home, featuring timeless shaker-style cabinetry with worktops over, all in keeping with the property's 19th-century origins. A classic butler sink and terracotta tiling adds to the charm, while ample natural light creates a bright and inviting atmosphere. The kitchen opens through to a practical utility room, where there is space and plumbing for a washing machine and dishwasher, a tall freestanding fridge freezer, and an additional large pantry —offering both style and functionality for modern living.

## OFFICE SPACE/BEDROOM

Located on the ground floor, the versatile office space offers flexibility to be used as a fourth bedroom. Flooded with natural light, this bright and airy room features patio doors that open directly onto the rear garden, offering peaceful views of the surrounding greenery. Whether used as a tranquil home workspace or a guest bedroom, waking up or working with such a serene outlook makes this room a standout feature of the home.

## BEDROOMS

The first floor offers three well-proportioned bedrooms, all accessed from the central landing. Each room benefits from its own window, allowing for plenty of natural light and views of the surrounding greenery. The principal bedroom is a particularly impressive space, enjoying a dual aspect that enhances the sense of light and openness, along with a private en-suite shower room for added convenience. The remaining two bedrooms are ideal for family, guests, or further home office use, each offering a comfortable and inviting atmosphere.

## BATHROOMS

The property includes two well-appointed bathrooms and a downstairs W.C. The main family bathroom features a classic three-piece suite comprising a bath with shower over, a WC, and a wash basin and walk-in airing cupboard—ideal for everyday use. The principal bedroom benefits from its own en-suite shower room, complete with a walk-in shower, WC, and wash basin, offering added privacy and convenience. Both spaces are bright and functional, designed to complement the character of the home.

## OUTSIDE

The outside space is a true extension of this unique home, offering a peaceful and private retreat nestled within nature. A walkway leads to the front door and continues around the side of the property, passing a well-tended vegetable patch before opening into the stunning rear garden. The rear is thoughtfully sectioned, featuring a beautifully patioed seating area and water feature that perfectly frames uninterrupted views of the surrounding woodland and farmland—an ideal spot for relaxing, entertaining, or simply soaking in the tranquillity. Frequent visits from local wildlife make this a true



naturist's haven. The garden then gently steps down into a more wild and natural area, adding to the sense of seclusion and harmony with nature. Beside the property sits a versatile outbuilding, fitted with electricity and lighting, currently used as a home office but offering excellent potential for a studio, workshop, or garden room.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band C.

### SERVICES

Mains water, shared domestic wastewater treatment system, mains electricity.

### 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 Ref: 20855/JD.

### FIXTURES AND FITTINGS

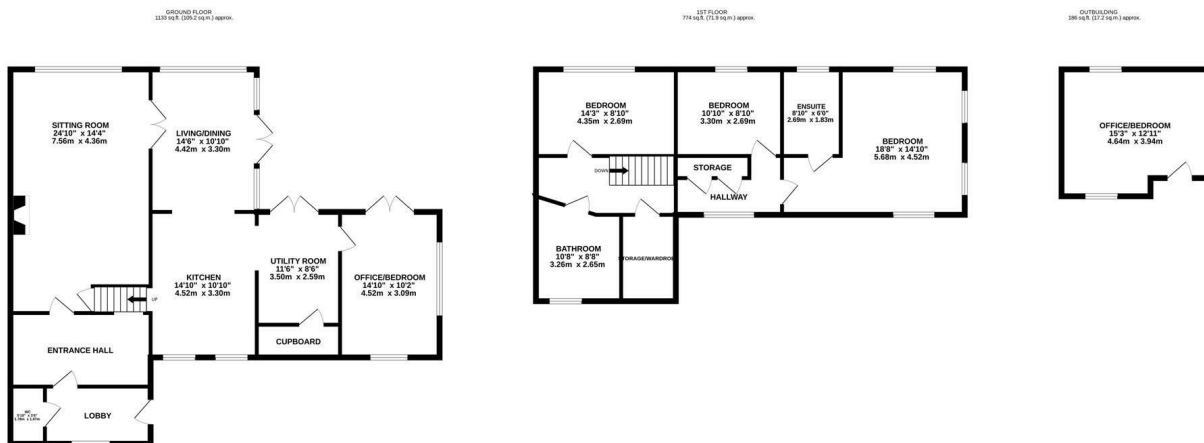
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.





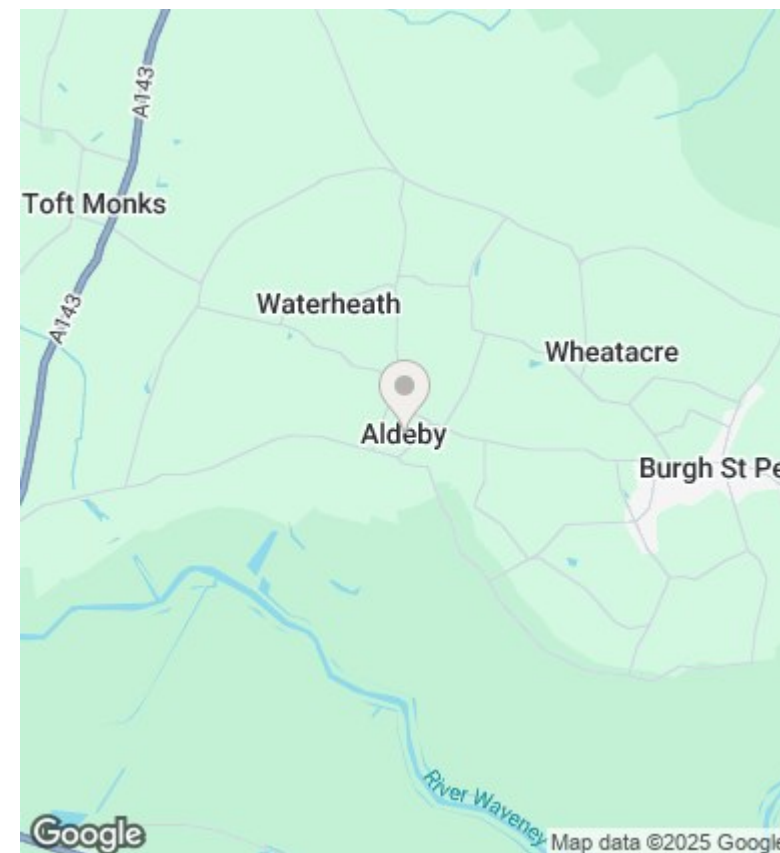






TOTAL FLOOR AREA: 2092 sq.ft. (194.3 sq.m.) approx.

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.  
Made with Metropix ©2025



## 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>		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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)