



Ingate, Beccles NR34 9RU

welcome to

Ingate, Beccles

With its enviable location, period charm and flexible layout, this property offers a wealth of possibilities for both business owners and families looking for a home with character and additional space.



Internal Description

This is a quirky original home that is very different to most other properties on the market. This unique character property offers a fantastic opportunity for both investors and those looking for a spacious family home with additional commercial potential. The property features a front Shop/Office with great visibility, generous space and business potential, with an estimated commercial yield of **£7,200 per annum**, and no business rates to pay, it is an attractive option for those seeking a steady rental income. Alternatively, the space could be used as an office for working from home or it could realistically be converted into additional residential accommodation, subject to the necessary planning permissions.

The property also benefits from a beautiful living space which retains much of its original character, offering ample room for a growing family or for those needing space for a home office or entertaining guests (over 150 sq m real living space). The rooms are bright and airy, with large windows allowing plenty of natural light to flood in. The accommodation is spread over two floors and includes 3/4 generously sized Bedrooms, 2/3 Reception Rooms and 2 Bathrooms.

The Kitchen and Breakfast Room are well-equipped, with modern fittings and plenty of storage space, making it ideal for family living or entertaining guests. The adjoining Dining Room offers a cosy and welcoming space for family meals.

The property was carefully fully renovated and updated by the current owners (new Valiant boiler and central heating, electrical rewiring, loft insulation, etc), using natural materials, paints and insulation, and it has been kept in a very good state, with the exception of the lower wooden boards on the façade of the shop, which due to weather conditions needs some attention.

External Description

The property benefits from a good-sized, square, private Garden (approx. 150sq m), bordering a beautiful public urban green area. The Garden offers a peaceful retreat, with a manageable lawn and a variety of shrubs and plants. It is the perfect spot for

outdoor entertaining, gardening, or simply enjoying quiet moments and fresh air. To the rear of the property, there is also a small, nice, Patio area. Additionally, the property benefits from 2 generous Outbuildings, which provide valuable storage or the potential for further development (subject to planning approval).

There is off-road Parking for a small car as well as a free public Car Park in the immediate vicinity, by the urban green area, as well as on-street free parking, opposite the property, on an adjacent street.

Downstairs Entrance Porch

7' 1" x 5' 4" (2.16m x 1.63m)

External door to rear aspect, stained glass window to side aspect, built in cupboards, cast iron radiator, traditional tile floor.

Breakfast Room

12' 5" x 9' 11" (3.78m x 3.02m)

Base and wall units with dresser, corner unit and tiled splash backs, fireplace, space for cooker with overhead extractor fan, cast iron radiator, traditional tile floor. Wooden stairs to 1st floor with understairs cupboard, leading to the landing and 1st floor accommodation.

Kitchen

12' 1" x 3' 3" (3.68m x 0.99m)

Stained glass window to side aspect, wall and base units with tile splash backs, traditional Belfast kitchen sink, space for fridge/ freezer, traditional tile flooring.

Dining Room

12' 7" x 9' 11" (3.84m x 3.02m)

Sash window to front aspect, cast iron fire place, radiator, wall & ceiling lights.

Study/Sun Room

9' 5" x 8' 6" (2.87m x 2.59m)

External door leading to the courtyard with window, exposed brickwork, cast iron radiator, wooden flooring, wall light.

Shop/Office/Reception Room

29' 9" x 24' 10" (9.07m x 7.57m)

Wooden flooring, stain glassed windows to front aspect, cast iron radiators, ceiling lights, fireplace, external door to front.

Shower Room

5' 10" x 5' 1" (1.78m x 1.55m)

Shower cubicle, wash hand basin and WC, cast iron heated towel radiator, tile splash backs, extractor fan, exposed beams, wooden flooring, wall and ceiling light.

First Floor Accomodation Living Room

20' 1" x 13' 7" (6.12m x 4.14m)

Sash windows to front aspect, wooden flooring, cast iron radiators, wall and ceiling lights, built in storage cupboard.

Bedroom 1

12' 8" x 9' 11" (3.86m x 3.02m)

Sash window to front aspect, cast iron fire place and radiator, built in storage cupboard, radiator, wooden flooring, wall and ceiling lights.

Bedroom 2

13' x 7' (3.96m x 2.13m)

Stained glass window to rear aspect, cast iron radiator, wooden flooring, ceiling light.

Bedroom 3

9' 7" x 7' 5" (2.92m x 2.26m)

Stained glass window to rear aspect, cast iron radiator, wooden flooring ceiling light.

Bathroom

9' 4" x 5' 7" (2.84m x 1.70m)

Stained glass window to rear aspect, overhead stained glass light panel, traditional bathtub with shower attachment, vanity wash basin and WC, exposed beams & timbers, tile splash backs, cast iron radiator, wooden flooring, wall & ceiling lights.



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welcome to Ingate, Beccles

- ** Chain Free **
- Commercial Opportunity (Shop/Office)
- Character Property
- Town Centre Location
- 3/4 Bedrooms
- 2/3 Reception Rooms
- Off Road Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: D



£350,000

Total floor area 192.3 m² (2,070 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BGY106564 - 0008

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william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)