



MEADOW FARM, UGGESHALL

BECCLES, NR34 8BT



A charming Grade II listed farmhouse set within 3 acres (STMS) in a peaceful village location.

Nestled in the heart of the picturesque village of Uggheshall, Meadow Farm is a characterful four-bedroom Grade II listed farmhouse, in need of some updating, beautifully set within grounds extending to just over three acres (subject to measured survey). Boasting an abundance of period features, generous living accommodation, and a range of useful outbuildings, this delightful property offers the perfect blend of rural tranquillity with excellent access to local routes.

breakfast room enjoying views over the rear gardens, which flows through to the kitchen/breakfast room featuring two front-facing windows and a door to a rear lobby. The lobby gives access to a shower room, utility, and further doorway leading to the gardens.

The first floor features a spacious master bedroom with fireplace and triple-aspect views, a second bedroom, family bathroom, and separate shower room. A connecting door from bedroom two leads to bedroom three, which can also be accessed via a second staircase from the sitting room. A further staircase from the landing leads to the second floor, where you'll find bedroom four and a generous storage room.

Accommodation

A welcoming former entrance hall, currently arranged as a cosy library/snug, sets the tone with a feature fireplace and wood burner, and provides access to the inner hall and sitting room. The dual-aspect sitting room offers a further fireplace with wood burner and staircase to the first floor, and opens to a charming home office, also with its own fireplace and stove.

Outside

Approached via a sweeping gravel driveway, the property is framed by mature gardens, a pond, and a variety of outbuildings, including a double garage, large cart shed, and several storage sheds. To the rear, a paved patio area provides the perfect spot to enjoy open views over the paddock, which

From the inner hall, you enter the dining room, another characterful space with a fireplace and windows to two aspects. Steps rise to a







extends to approximately two acres (STMS), ideal for equestrian use or livestock.

Meadow Farm presents a rare opportunity to enjoy countryside living in a peaceful yet well-connected setting, with amenities and main roads just a short drive away.

SERVICES

Main electric, heating is through a hot water system via the wood burners and sewerage via septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

Suffolk Council. Council Tax Band – F

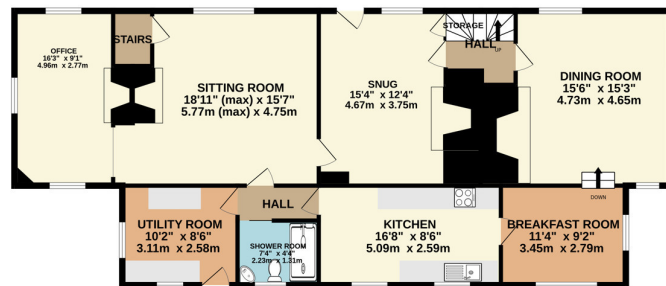




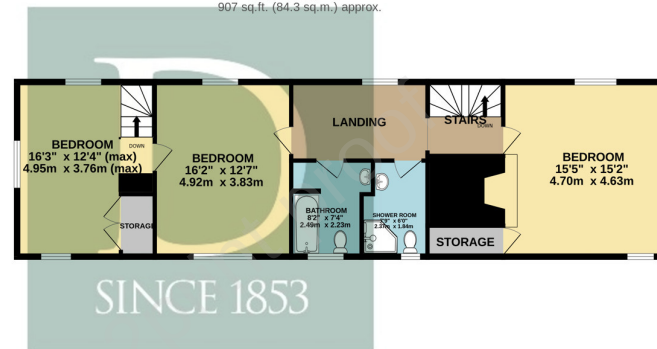
SET IN JUST
OVER 3 ACRES
STMS



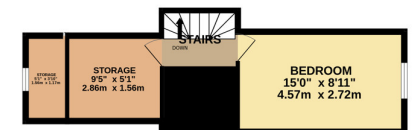
GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
907 sq.ft. (84.3 sq.m.) approx.



2ND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 2469 sq.ft. (229.4 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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SINCE 1853

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