

£725,000  
Asking Price



## London Road

Beccles, NR34 8EL

- Stunning 1/2 acre plot just 5 miles from Southwold
- Idyllic rural location in Brampton
- 3 Double bedrooms
- Boasting original period features throughout
- Ample driveway with off road parking
- Double garage with additional loft space
- Newly fitted kitchen, en-suite and heating system
- 18 Panel solar scheme with Tesla battery
- Seperate annex living
- Excellent income potential with planning granted for x3 touring caravans

**PAUL  
HUBBARD**





### Summary

This stunning 3 bedroom cottage is situated in rural Brampton, just 5 miles from the popular town of Southwold. A unique opportunity to acquire a detached family home with charisma and original period features throughout, separate annex living space providing a 4th double bedroom, 4th bathroom and income potential. The plot features ample parking, a double garage, planning permission for an additional extension, licence for x3 touring caravan pitches, 18 panel solar power scheme, a newly fitted kitchen, heating system and so much more, viewings are essential!

### Porch

0.67m x 1.09m

UPVC double glazed entrance door to the front aspect, original exposed brick walls and flooring throughout and original period door opening into the sitting room.

### Sitting Room

5.07m x 4.02m

A spacious reception room with 2 x UPVC double glazed windows to front and side aspects, stone tile flooring with under floor heating, newly fitted Charnwood cast iron wood burner set within an exposed brick chimney breast, built in cupboard and shelving, door opening to stairs leading to first floor landing, exposed beam features throughout and an opening to a hallway leading to the dining room, bathroom and office/bedroom 3.



### Family Bathroom

2.69m max x 2.97m max

2 x UPVC double glazed windows to rear aspect, stone tile flooring with underfloor heating, part tile walls, vanity unit with inset hand wash basin and toilet with hidden cistern, roll top free standing bath with shower attachment and a good size walk in double mains fed monsoon shower with open glass screen.



### Office/Bedroom 3

2.27m x 3.83m

A room currently being used as a home office but has the potential to be used as a third double bedroom, comprising UPVC double glazed window to side aspect, laminate flooring and a radiator.

### Dining Room

5.20m x 2.90m

UPVC double glazed window to front aspect, Hunter cast iron wood burner set within an exposed brick chimney breast, stone tile flooring with under floor heating, feature beams throughout, serving hatch and openings through to the kitchen and doors to a built in understairs storage cupboard.







### Kitchen

6.88m x 3.79m max

4 x UPVC double glazed windows to front, side and rear aspects with door opening to the garden. A newly fitted kitchen with shaker style units set below quartz worktops, inset composite sink with drainer, vinyl flooring with underfloor heating, double oven and grill with induction hob, extractor fan above and space for appliances including a washing machine, dishwasher and double fridge/freezer.

### Stairs leading to the first floor landing

Velux window to the front aspect, carpet flooring throughout, original feature beams and doors opening to bedrooms 1-2.

### Bedroom 1

5.59m max x 4.27m max

2 x UPVC double glazed windows to front and side aspects, carpet flooring, radiator, original feature beams, period feature fireplace set within an exposed brick chimney breast and doors opening to built in wardrobes and an en-suite shower room.

### En-suite 1

1.62m x 1 2.35m

Velux window to the rear aspect, vinyl flooring, exposed brick feature wall, original feature beams, vanity unit with hand wash basin and toilet with hidden cistern, mains fed shower enclosed within a glass and tiled cubicle.

### Bedroom 2

3.19m x 2.90m

UPVC double glazed window to side aspect, carpet flooring, radiator, feature exposed brick wall, original feature beams and sliding door opening to the en-suite shower room.

### En-suite 2

1.68m x 2.94m

Vinyl flooring with under floor heating, a heated towel rail, toilet, pedestal hand wash basin, original feature beams and a mains fed shower enclosed within a glass and tiled cubicle.

### Annex Living Area

6.12m x 3.75m

Adjoined to the garage, the current vendors are using this space as a Air BnB which also has the potential to be used as a separate annex living area. Comprising x2 UPVC double glazed windows to the side aspect, laminate flooring, electric radiator, door opening to an en-suite shower room, kitchenette with base units, laminate work surfaces, composite sink with drainer and space for a fridge.

### Annex En-suite

2.04m x 1.89m

Laminate flooring, a heated towel rail, toilet with hidden cistern, vanity unit with inset hand wash basin and electric shower enclosed within a glass cubicle.











## Outside

This charming property sits within a private half an Acre (approx.) plot with double gates which open to a sweeping shingle driveway providing ample off road parking, a double garage with adjoining annex, sizeable log store (4.22m x 4.63m), a lawn which features an electric hook up for x3 touring caravans and an enclosed, landscaped laid lawn garden which surrounds the property and sits within a decorative picket fence border, with a variety of decorative plants, shrubs, raised vegetable beds and a patio seating area which offers alfresco dining whilst overlooking stunning rural views.

## Double Garage (6.43mx 7.13m)

A brick built garage with 2 x Double doors opening to driveway, light, power, built in shelving, solar panel board and space for multiple vehicles inside. There is also separate loft space which can be accessed with a pair of ladders using the hatch located externally on the left hand side. The garage also benefits from full ownership of an 18 panel solar scheme together with Tesla battery. This provides the owners with free electricity from (approx.) early April through to September each year. The scheme also helps to generate income via a feed in tariff back to the national grid which helps offset winter costs, please enquire for more information.

## Boiler Room (1.83m x 3.07m)

Adjoined to the rear of the property with UPVC double glazed door to the side aspect, with newly fitted hot water tank and water softener inside.

## Agent Note

- This property benefits from approved planning permission for a further two storey extension and summerhouse which is currently still valid. - PLEASE FIND DETAILS FOR PLANNING: DC/18/2517/FUL East Suffolk Council Website

- The current owners have acquired a licence with the caravan and motorhome club for approval of three touring caravan pitches (located next to the garage/annex), one which is hardstanding and fully serviced, another excellent income potential.

- Sewage is dealt with via a macerator and the property is powered by an air source heat pump.

- Please note that the measurements based on the overall size of the plot of land has been produced on an estimation

## Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.








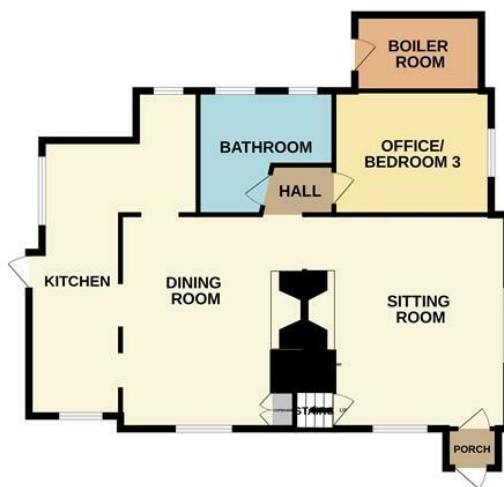




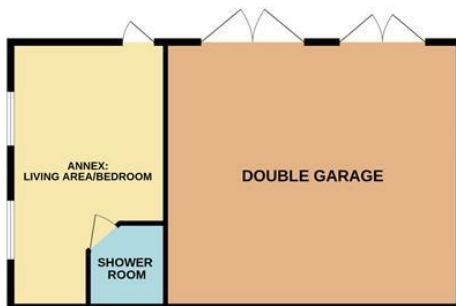
Tenure: Freehold  
 Council Tax Band: E  
 EPC Rating: D  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>68</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	

GROUND FLOOR  
 1742 sq.ft. (161.8 sq.m.) approx.



1ST FLOOR  
 483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2225 sq.ft. (206.7 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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