



The Old Rectory
29 Ballygate | Beccles | Suffolk | NR34 9ND

REFINED ELEGANCE



“This is perhaps the most desirable residence in Beccles, with a handsome Georgian frontage and views over the river and Waveney Valley. It’s been exquisitely restored in recent years, uncovering and preserving original features whilst adding contemporary comforts that make day to day life that little bit easier. Generous landscaped gardens complete a very attractive package, this stunning three-storey, Grade II listed home stands out from the crowd for all the right reasons!”



KEY FEATURES

- A Magnificent Grade II Listed Georgian Residence, comprehensively Refurbished to an Exceptional Standard in 2024
- Eight Bedrooms and Six Bathrooms arranged across Two Floors
- Bespoke Tom Howley Kitchen and Utility Room, thoughtfully designed for Modern Family Living and Entertaining
- Elegant Reception Rooms showcasing original Georgian Features, High Ceilings, Marble Fireplaces and Restored Sash Windows
- Outstanding Elevated Position with Far-Reaching Views across the River Waveney and Surrounding Countryside
- Landscaped South East Facing Walled Gardens extending to approximately 0.34 acres (stms), Offering Complete Privacy
- Extensive Programme of Sympathetic Improvements including Jim Lawrence Lighting, Cast Iron Radiators, Air Conditioning and Refurbished Sash Windows
- Secure Gated Parking with Electric Roller Door, recently installed Vehicle Turntable and Two-Bay Cart Lodge
- Situated on one of Beccles' most Prestigious and Historic Streets, just a Short Walk from the Town Centre and Riverside
- An Exceptional Family Home seamlessly combining Georgian Grandeur with Contemporary Luxury in one of Suffolk's most Sought-After Market Towns

Sitting within a conservation area among other beautiful period homes, this property is both eye-catching and attractive. It benefits from an unusually large garden and plenty of parking, which is a huge benefit when you're this central. With spectacular original features and wonderful proportions, it's a home full of light, and has been sympathetically and stylishly finished with beautiful craftsmanship and traditional materials.

Unusually Authentic

Built in 1789, this is the quintessential double fronted Georgian home with the elegant proportions and façade that make these properties such a delight. From first glance it appeals, and the smart iron railings and front door, with its pediment and original fanlight, set the tone for what's to come as you explore. It's rare to find homes from this era that are so well maintained and beautifully preserved, let alone those that have been comprehensively modernised, but this is the real deal. The owners had been looking for well over a year before they came across this house, wanting a Georgian home that was large enough to meet their needs. They couldn't decide between city and country, but as soon as they saw this, they realised the balance of green spaces and the Broads combined with the convenience of being in the centre of town meant they had the best of both worlds here. The property was originally built as a private residence and later became a rectory, before being sold back into private ownership. In the early 1980s it became a guesthouse, but it's at its best as a family home, with fabulous and generous open areas for people to gather together, as well as more intimate rooms where you can spread out and do your own thing.





KEY FEATURES

A Home For All Seasons

The owners lived in the house for a year before works began, making sure they knew what worked well, what needed improvement and how they used the space. No expense was spared on the renovation as this was to be their forever home. There's a bespoke Tom Howley kitchen and utility room, professionally designed Jim Lawrence lighting, handcrafted plasterwork from Stevensons of Norwich, plus lots of additional touches. The roof was already in good condition, having been replaced in 2015, and the owners in turn have refurbished all the sash windows, fitted cast iron period radiators, zoned the heating across different areas, added air conditioning to the morning room and two of the bedrooms, and more besides. Everything has been beautifully finished, with the décor in bold colours, patterned papers and even a mural perfectly offsetting the excellent proportions and character of the light-filled rooms. The owners have found it a joy to uncover original features and to bring the property back to its best, as a thriving home full of personality and offering enormous comfort. As spectacular as it is in the summer, it has both cosy rooms and a good connection to the garden beyond, with formal and informal areas. It's ideal for a family with children of any age and has abundant space for older or adult children, offering everyone privacy. With bedrooms spread over two floors, plus plenty of en-suites and family bathrooms, it's both practical and attractive – and there's plenty of opportunity for a hobby room, art studio, home office etc.

A Sunny Delight

The garden is a delight, it's fully walled and the owners love to take their morning coffee or have breakfast on the terrace under the veranda. Their dogs are secure in the garden and keen to soak up the sun out here and love to bound around, jumping over the decorative box hedging that surrounds the central feature pond. You have a private driveway to the side of the house, leading to a double cart shed, so there's a generous amount of parking for a town centre property. The owners have installed a car turntable, which makes it incredibly easy to get in and out. The part walled garden is home to a number of mature trees, with seating areas dotted around to make the most of the light and shade throughout the day.

Exploring The Area

The owners were relocating when they came here and they have been pleasantly surprised by the vibrancy of the local community, enjoying the antiques fairs, beer and food festival, seasonal events and more. You can walk to the lido for a swim, have a spot of lunch at one of the cafes and restaurants, head out on the water to paddleboard, kayak or sail, walk one of the many footpaths across the area, embrace the traditional seaside charm of Southwold and Walberswick, visit nature reserves and marvel at the diversity of the birdlife, or hop on a train and head up to Norwich or down to London. People here are friendly and you can expect a warm welcome, with the chance to involve yourself as much or as little as you like in community life.

































INFORMATION



On The Doorstep

Occupying one of Beccles' most distinguished residential addresses, The Old Rectory enjoys an enviable position along the historic Ballygate, a Georgian street widely regarded as one of the town's most desirable locations. Steeped in history and characterised by elegant period homes overlooking the Waveney Valley, Ballygate perfectly captures the charm and architectural heritage that makes Beccles such a sought-after market town. The conservation area surrounding the property offers wonderful walks, beautiful historic buildings and spectacular elevated views across the marshes and river, creating a setting that feels both peaceful and prestigious. Within just a few minutes' walk you'll find an excellent selection of independent boutiques, cafés, restaurants, traditional pubs and everyday amenities centred around the bustling Market Place. The picturesque Quay provides riverside walks, boat hire and access to the Norfolk & Suffolk Broads, while the town is also home to highly regarded schools, sports facilities, a golf club, Beccles Lido and excellent rail connections to both Ipswich and Lowestoft with onward links to London Liverpool Street. Despite its tranquil setting, The Old Rectory places everything needed for modern day living comfortably within walking distance, making it an exceptional home for those seeking both convenience and character.

How Far Is It To?

One of the great advantages of The Old Rectory is that many of Beccles' amenities can be reached on foot. Blyburgate with its independent shops and the historic Market Place with its cafés, restaurants and weekly market, is less than a five-minute stroll away, while the picturesque Quay and riverside walks can be reached in around ten minutes, providing access to the beautiful Waveney Valley and the southern gateway to the Broads National Park.

For commuters, Beccles Railway Station is approximately one mile away and offers regular services to Ipswich and Lowestoft with onward links to London Liverpool Street, making travel throughout the region straightforward. The cathedral city of Norwich is approximately 21 miles away and provides excellent shopping, dining, entertainment and direct rail services to London. The popular seaside town of Southwold is within easy reach at around 13 miles, while the unspoilt Suffolk Heritage Coast and Norfolk Broads offer endless opportunities for sailing, walking, cycling and wildlife watching. The A146 and A145 are also easily accessible, providing convenient road links to Norwich, Great Yarmouth, Lowestoft and the wider East Anglian road network.

Directions - Please Scan QR Code Below

Walking distance from our Fine & Country office at 14 Blyburgate, Beccles, proceed south along Blyburgate towards the town centre for approximately 150 metres. At the junction with New Market, continue straight ahead onto Ballygate. Follow Ballygate as it gently winds along the top of the historic escarpment, enjoying far-reaching views across the Waveney Valley to your right. Continue for approximately 300 metres, where The Old Rectory, will be found on the left-hand side, set behind traditional wrought iron railings in one of Beccles' most prestigious Georgian streets.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [exposes.stubbed.necklaces](#)

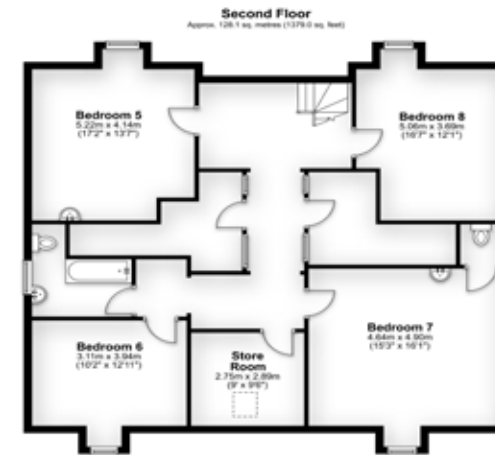
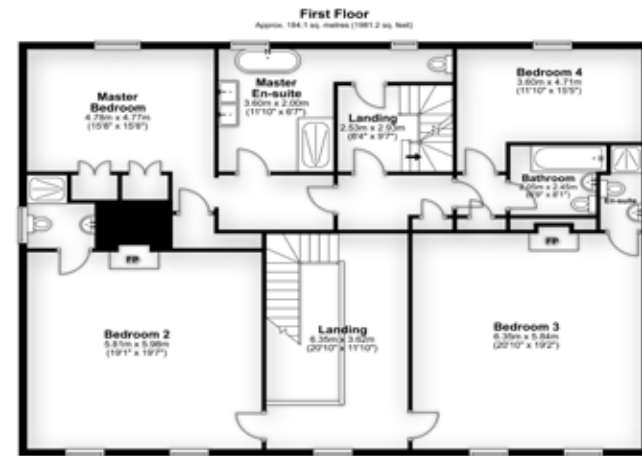
Services, District Council and Tenure

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Broadband Available - please see www.openreach.com/fibre-checker
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Please see www.checker.ofcom.org.uk
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Main area: Approx. 592.9 sq. metres (6382.1 sq. feet)
Plus garage, approx. 47.0 sq. metres (505.0 sq. feet)
Plus terrace, approx. 38.2 sq. metres (411.3 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property's dimensions or layout. Plans produced using PlotJax.

This property requires an Energy Performance Certificate, which is in process of being done

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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