



Willows
Burgh Road | Burgh St. Peter | Norfolk | NR34 0AD

A SETTING LIKE NO OTHER



Set against one of the most captivating landscapes in the Waveney Valley, this is a home that offers a rare opportunity to enjoy uninterrupted views across miles of open marshland and countryside.

Positioned within approximately 0.3 acres and surrounded by nature, this characterful three-storey residence combines spacious family accommodation with a peaceful rural setting, all whilst remaining conveniently close to the thriving market town of Beccles.

Whether enjoying a morning coffee in the conservatory, watching wildlife from the garden, or relaxing beside the wood-burning stove, life here is defined by the ever-changing beauty of the landscape beyond.



KEY FEATURES

- A Character Semi-Detached Cottage situated in the Village of Burgh St. Peter
- The Accommodation is Arranged Over Three Floors
- Stunning Panoramic Views across the Waveney Marshes and Waveney Valley
- Approximately 0.3-acre Plot with Established Gardens
- Three Bedrooms and First Floor Bathroom
- Potential for a Fourth Bedroom/Home Office Arrangement
- Spacious Conservatory overlooking the Gardens and Countryside
- Farmhouse-Style Kitchen with Exposed Brickwork and Beams
- Sitting Room with Inglenook Fireplace and Wood-Burning Stove
- Detached Garage, Workshop Space and Extensive Parking
- Peaceful Rural Location close to Beccles and Norfolk Broads
- The Accommodation extends 1,776 sq ft
- Energy Rating: TBA

Few properties enjoy such a remarkable outlook. Positioned on the edge of Burgh St Peter, Willows looks across an expansive sweep of marshland stretching towards the River Waveney and beyond. The views are truly exceptional, providing a constantly changing backdrop of wildlife, grazing meadows and Suffolk skies.

The gardens have been thoughtfully arranged to make the most of this wonderful setting. Areas of lawn, mature planting, established trees and patio seating spaces combine to create an environment that feels private, peaceful and deeply connected to the surrounding countryside. A charming timber summerhouse nestled beneath mature willow trees offers a secluded retreat, while the generous plot provides ample space for family life, gardening enthusiasts or simply enjoying the outdoors.

Character and Comfort

Inside, the property immediately conveys warmth and personality. Exposed beams, brick detailing and traditional materials create an authentic country house atmosphere, while the generous room proportions ensure practicality for modern living. The sitting room centres around an impressive brick inglenook fireplace housing a wood-burning stove, creating a cosy focal point for winter evenings. Adjacent to this, the separate dining room offers an elegant setting for entertaining family and friends, while retaining many of the property's original character features.





KEY FEATURES

The conservatory is arguably one of the home's standout spaces. Bathed in natural light and perfectly positioned to capture the magnificent views, it provides an additional reception area that can be enjoyed throughout the seasons.

A Home For Everyday Living

The farmhouse-style kitchen is both practical and full of character. Exposed brickwork, timber cabinetry and traditional detailing create a welcoming environment, while the layout provides ample preparation and storage space for busy family life. A separate utility room further enhances functionality and keeps household routines neatly organised.

The flexible layout extends to the first floor, where a study and landing office area provide excellent opportunities for home working. With increasing demand for dedicated workspace, these areas offer valuable versatility.

Space To Unwind

The bedroom accommodation is arranged across the upper floors and offers excellent flexibility for families, guests or those seeking additional workspace. Occupying the entire top floor, the principal bedroom suite is a particularly impressive space. Character beams, elevated views across the marshes and a private WC combine to create a peaceful retreat removed from the main living areas.

Life at Willows offers a rare balance between peaceful countryside living and convenient access to everyday amenities. Burgh St Peter is a picturesque rural village nestled within the Waveney Valley, surrounded by some of the most beautiful landscapes in Suffolk and Norfolk. The property's position overlooking the marshes provides a front-row seat to an ever-changing natural environment, where wildlife, migrating birds and spectacular sunsets become part of everyday life. For those who appreciate the outdoors, the Norfolk Broads National Park offers endless opportunities for boating, paddleboarding, fishing and wildlife watching, whilst the Suffolk Heritage Coast, including Southwold and Walberswick, provides beautiful beaches, coastal walks and some of the region's finest pubs and restaurants.



AI-generated content



























INFORMATION



Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage (Septic Tank)

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

East Suffolk District Council - Council Tax Band E

Freehold

On The Doorstep

Just a short distance away, the Waveney River Centre offers marina facilities, boat hire opportunities and riverside leisure activities, while The Waveney Inn remains a popular destination for relaxed dining and social gatherings overlooking the water. The surrounding lanes, footpaths and bridleways provide excellent opportunities for walking, cycling and exploring the countryside directly from the doorstep. The thriving market town of Beccles is approximately ten minutes away and provides an excellent range of independent shops, supermarkets, cafés, restaurants, medical facilities and schooling. The town's historic centre, riverside walks and vibrant community events ensure there is always something to enjoy throughout the year.

How Far Is It To?

The thriving market town of Beccles is just 3.5 miles away and provides an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and a railway station with services towards Norwich and connections to London Liverpool Street. For those who enjoy life on the water, Oulton Broad is approximately nine miles away and offers access to the Norfolk Broads, along with waterside restaurants and leisure activities. Lowestoft's sandy beaches and wider shopping facilities can be reached in around twenty minutes, whilst the ever-popular coastal town of Southwold is approximately eighteen miles away, renowned for its beach, pier, independent boutiques and excellent dining. Norwich, East Anglia's vibrant cathedral city, lies around nineteen miles to the north, providing extensive shopping, cultural attractions, higher education facilities and an international airport. For lovers of the Suffolk coast, Aldeburgh is approximately thirty miles away and offers a wonderful blend of seaside charm, arts culture and renowned seafood restaurants. Yet despite these excellent connections, the greatest luxury at Willows is the sense of tranquillity on offer, with miles of open countryside, marshland walks and the beautiful Waveney Valley landscape quite literally on your doorstep.

Directions - Please Scan QR Code Below

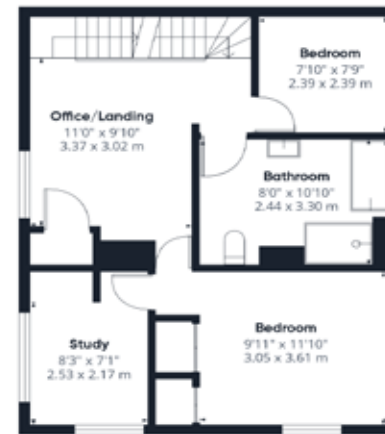
From Blyburgate in Beccles, head south-east along Blyburgate and continue to Grove Road. Turn left onto Grove Road, then take the next left onto Gosford Road. Follow Gosford Road to the roundabout and continue straight onto George Westwood Way. At the next roundabout, take the first exit onto Norwich Road (A146), then at the following roundabout take the third exit onto Yarmouth Road (A143). After approximately 1.1 miles, turn right onto Hollow Way Hill, which becomes Beccles Road. Continue along Beccles Road, then onto Rectory Road, before continuing back onto Beccles Road. Turn left onto Pit Road, continue onto Oaks Lane, and finally turn right onto Burgh Road. The destination will be on the left.

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Approximate total area^m

1776 ft²

165.1 m²

Reduced headroom

44 ft²

4.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This property requires an Energy Performance Certificate, which is in the 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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