



*The Brackens,  
Burgh St Peter, Beccles*

*A beautifully presented detached property set in this idyllic rural setting and being on grounds measuring approximately 1.2 acres. The property underwent full refurbishment in 2021 and provides well planned spacious living accommodation including a separate annexe. The property benefits from sealed unit double glazing, solar panels and oil-fired central heating. The accommodation comprises a sitting room with Inglenook fireplace, fully fitted kitchen/diner, ground floor shower room, three first floor double bedrooms and spacious bathroom with separate shower. Outside there are mature gardens ample off-road parking, two garages, double cart lodge and a detached 30' barn. The annexe includes a separate bathroom, kitchen area and living area with space for a double bed. This tunning property, in this beautiful location is not to be missed, an early viewing is advised as to avoid disappointment.*

- *On 1.2 Acres Of Land*
- *Smeg Range Cooker*
- *Annexe*
- *Ground Floor Shower Room, Large Family Bathroom & Separate Shower*
- *Beautiful Village Location*
- *Off Road Parking & Two Garages, Double Cart Lodge*
- *Detached 30' Barn*



## **The Property**

Entering the property through the entrance porch that follows into the spacious kitchen/diner; this is fitted with a shaker style kitchen with base and wall units, breakfast bar, range style freestanding oven with extractor and light over, large walk-in pantry cupboard, feature fireplace with freestanding wood burning stove with oak beam over and ample space for dining furniture and entertaining. A door leading off the kitchen brings you into the lobby which leads to a modern fitted shower room. The sitting room is a beautiful space with oak flooring and has the benefit of dual aspect windows with stunning views over the grounds and allows natural light to flood the room. A brick inglenook fireplace has a freestanding cast iron stove with a brick hearth and is ideal for those cosy winter nights and has the benefit of oak flooring. Leading off the sitting room is a staircase that rises to the first floor and landing which is filled with light from the front window, doors lead to the three double bedrooms which all have sealed unit double glazed windows with views over the well landscaped gardens. A spacious well fitted family bathroom comprises panelled bath, low level W/C, vanity sink unit, separate shower cubicle and a sealed unit double glazed window.









### **External**

Outside, the property is approached via a gated, tree lined driveway which open into grounds measuring approximately 1.2 acres. There is an extensively lawned front garden with hedging to the side boundaries, that potentially could create a paddock for horses if so required. The driveway extends to a detached double cart lodge, with two garages either side which make for great storage. A detached 30' barn has a wealth of uses and is currently being used as an entertaining area with a bar. Heading further down the drive you will find a impressive detached annexe which has been fitted to a high standard to include an 'L' shaped space with a modern fitted kitchen to one side, double doors lead out to the garden and benefits from a modern well fitted shower room. The annexe has many uses, it would make a great studio, space for family to stay or if someone is looking to create an income, then possibly an Airbnb. Steps lead to the main house and landscaped gardens, where there are mature trees and shrubs and a brick outbuilding that is split into a utility room and garden store.

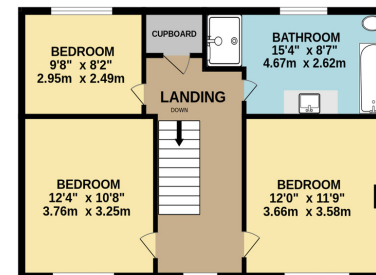
### **Location**

Burgh St Peter is located in the Waveney valley and approximately 7 miles from the market town of Beccles where there is an array of shops, eateries and leisure facilities as well as good transport links to include a train and bus station. The Waveney River Centre is within walking distance and offers family activities including swimming and watercraft hire from paddle boards to day boats. The riverside in offers pub style food and is a relaxing place to take in the riverside views.

GROUND FLOOR  
1219 sq.ft. (113.2 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 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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## Main Residence & The Annexe

### Additional Information:

**Local Authority :** South Norfolk

**Council Tax Band:** E

**Services:** Oil boiler for hot water and central heating, mains sewer, electricity connected.

**Viewings:** By Appointment Only

**Post Code:** NR34 0BU

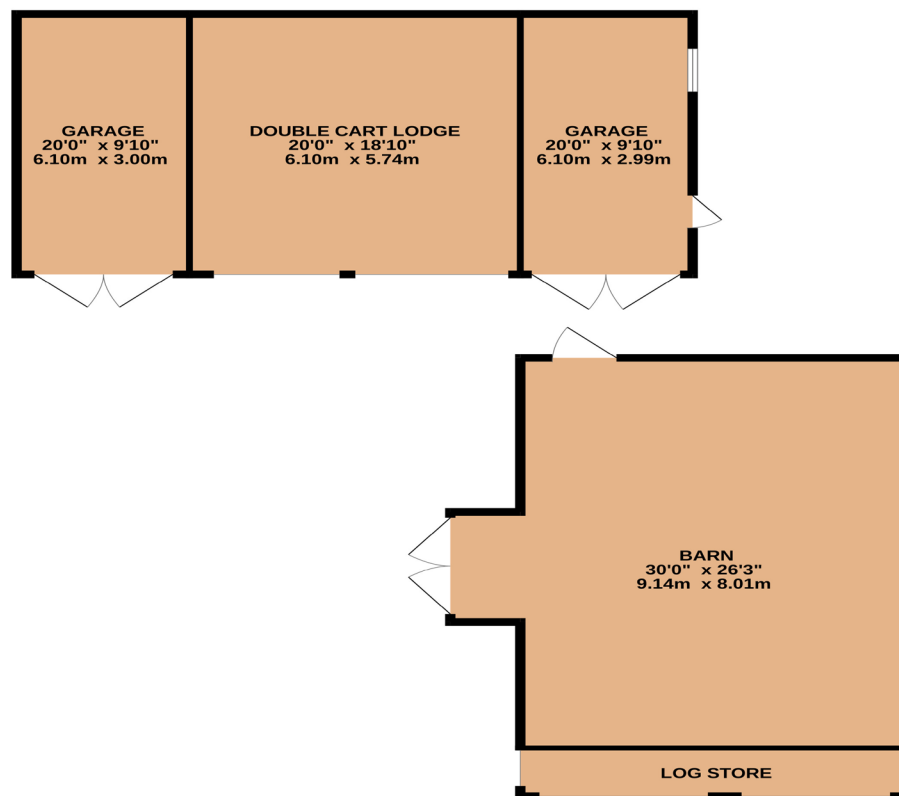
**EPC Rating:** E

**Guide Price :** £895,00

**Tenure:** Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR  
1555 sq.ft. (144.5 sq.m.) approx.



The Barn

TOTAL FLOOR AREA : 1555 sq.ft. (144.5 sq.m.) approx.

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# Templewicks Estate Agents

01502 716 300

templewicks.co.uk

