



North Green House
London Road | Shadingfield | Suffolk | NR34 8DF

 FINE & COUNTRY

PRIVATE RURAL SETTING



Occupying a commanding position within approximately 13.34 acres, North Green House is a substantial Georgian inspired residence offering an exceptional blend of scale, privacy and versatility.

Built in 1986 and thoughtfully maintained, the house enjoys a setting that feels both open and secluded, surrounded by its own paddocks and mature landscaping.

The sense of arrival is immediate, with the property sitting comfortably within its grounds, offering far reaching views across the surrounding countryside.



KEY FEATURES

- A Substantial Georgian Inspired Residence including a Pool Complex
- Set within approximately 13.34 acres of Gardens, Paddocks and Grounds
- Five Bedrooms, Four with En-Suite Facilities
- Impressive Triple Aspect Principal Reception Room
- Indoor Heated Swimming Pool Complex with Changing Room
- Extensive Equestrian Facilities including Menage and Paddocks
- Barn with Ten Stable Blocks and Tack Room
- Healthy Income Generating Outbuildings transferable to a New Owner (approx 7,900sq.ft of Barns)
- Beautifully Landscaped Gardens with Formal Pond
- Convenient Access to Beccles and the Suffolk Heritage Coast
- The Accommodation extends to 3,751sq.ft
- Energy Rating: D

Internally, the accommodation has been arranged to provide both flexibility and comfort, with a layout that suits modern living while retaining a sense of formality where required.

Elegant Interiors

The principal reception room is a standout space, enjoying a triple aspect that allows natural light to pour in throughout the day, creating an inviting environment for both entertaining and everyday living.

Space to Entertain and Unwind

A separate dining room offers a more intimate setting for formal occasions, while the kitchen sits at the heart of the home, well positioned to connect with both reception spaces. A dedicated utility room enhances practicality, and a ground floor office provides an ideal solution for those working from home. Upstairs, five well proportioned bedrooms are arranged around a central landing, each enjoying pleasant outlooks over the grounds. The principal suite offers a sense of retreat with its own dressing room and en-suite, while four of the five bedrooms benefit from en-suite facilities, ensuring comfort and privacy for family members and guests alike.





KEY FEATURES

Land, Leisure and Equestrian Excellence

The grounds are a defining feature of the property, extending to approximately 13.34 acres and offering a carefully considered balance between formal gardens and open paddocks. A structured pond garden creates a striking focal point, with pathways, planting and seating areas designed to maximise enjoyment of the space. Beyond, expansive lawns transition seamlessly into grazing land, providing excellent scope for equestrian use.

Approximately 8 acres are arranged as paddocks, complemented by a well maintained menage with water supply. A substantial barn houses ten stable blocks along with a tack room, offering a comprehensive setup for equestrian buyers. In addition, several farm buildings are currently leased to local businesses, generating an income stream that can be transferred to a new owner, adding a valuable commercial dimension to the property.

A detached indoor swimming pool complex further enhances the lifestyle offering, complete with changing facilities and supported by solar panels to assist with running costs. This versatile space could equally lend itself to alternative leisure or wellness uses, subject to the necessary permissions.







































Ground Floor North Green House



First Floor North Green House

Approximate total area⁽¹⁾

3751 ft²
348.3 m²

Reduced headroom

2 ft²
0.2 m²

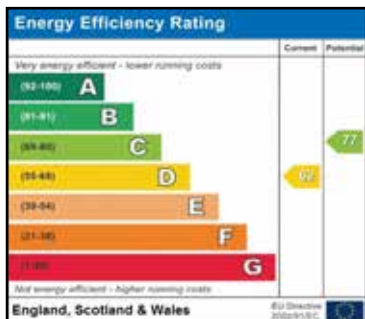
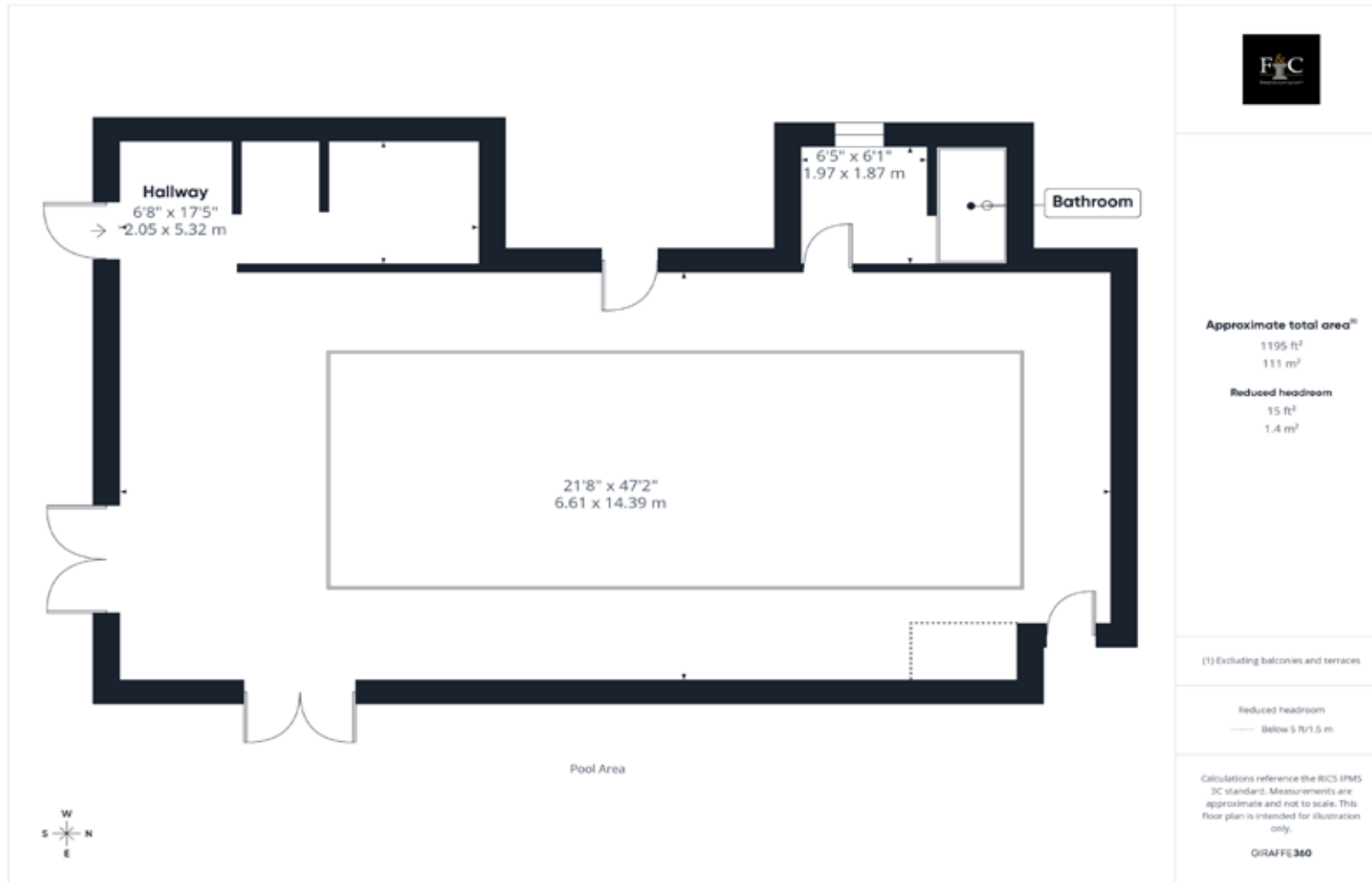
(1) Excluding balconies and terraces

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





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.



INFORMATION



On The Doorstep

Shadingfield offers a peaceful rural setting with easy access to countryside walks and bridleways. A well regarded village pub provides a welcoming local hub, while nearby Beccles offers a range of independent shops, restaurants and everyday amenities.

How Far Is It To?

Beccles is approximately 3 miles away, offering rail links to Norwich. Southwold and the Suffolk Heritage Coast can be reached within around 10 to 15 minutes, providing access to beaches, coastal walks and renowned dining.

Directions - Please Scan QR Code Below

From Beccles, proceed south along London Road towards Shadingfield. Continue through the village and the property will be found on the left hand side, set back from the road and approached via a private driveway.

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... untrained.offices.nest

Services, District Council and Tenure

Two Biomass Boilers installed in 2016 serve the House and Pool, with a Quarterly Grant remaining for 9 more years, Mains Water and Electricity are connected, Drainage via Klargester (Installed 2019) and Septic Tank Solar Panels installed to Pool Building and EV Charger in the Garage Income Generating Outbuildings transferable to a New Owner (Speak to Agent for more details)

Ultra Fast 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 F

Freehold

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