



The Beeches
The Street | Barnby | Suffolk | NR34 7QB

 FINE & COUNTRY

DESIGNED FOR FAMILY LIFE



There are homes that simply provide space, and there are homes that offer the promise of an entirely new way of life. Set within approximately 0.47 acres of mature gardens and enjoying uninterrupted views across open countryside, The Beeches is a substantial detached village residence that has been cherished for many years and now presents a rare opportunity for its next owners to create an exceptional forever home. Offering versatile reception rooms, extensive parking and wonderful outdoor space, this is a property where peaceful village living meets practical family life. With no onward chain, buyers have the opportunity to make this impressive home entirely their own.



KEY FEATURES

- A Detached Family Home situated in the Village of Barnby near Beccles
- Four/Five Bedrooms and Two Bathrooms
- Four Versatile Reception Rooms plus a Conservatory
- South Facing Rear Garden with Open Field Views
- The Plot extends to approximately 0.47 acres (stms)
- Double Garage and Potting Shed
- Further Detached Workshop/Garage
- Sweeping Gravel Driveway with Extensive Parking
- Opportunity to Modernise and Personalise
- No Onward Chain
- The Accommodation extends to 2,664 sq ft including Garage
- Energy Rating: TBA

Stepping through the front door, it quickly becomes apparent that The Beeches was designed with family living in mind. The generous entrance hall immediately creates a feeling of space before leading naturally into a series of reception rooms that offer remarkable flexibility. Whether hosting celebrations in the dining room, enjoying relaxed evenings in the sitting room, unwinding in the snug or taking in the garden views from the conservatory, every room has its own character while remaining connected to the heart of the home. This adaptable layout allows the property to evolve with changing lifestyles, making it equally suited to growing families, those working from home or buyers looking for space to accommodate visiting friends and relatives.

A Home with Endless Potential

One of The Beeches' greatest strengths is the opportunity it presents. While perfectly comfortable as it stands, the property offers enormous scope for sympathetic modernisation, allowing a purchaser to create a home tailored entirely to their own taste. The generous proportions, excellent natural light and practical layout provide the perfect foundation for a high quality refurbishment. Large bedrooms, a dressing room, useful utility room, extensive storage and flexible reception space ensure the house has the scale expected of a substantial family home, while the additional garages, workshop and potting shed create opportunities for hobbies, home working or creative pursuits.





KEY FEATURES

Gardens and Countryside

The gardens are every bit as impressive as the accommodation itself. Extending to approximately 0.47 acres, the grounds create an exceptional setting for family life and outdoor entertaining. A sweeping gravel driveway provides an impressive arrival, while the south facing rear garden enjoys privacy and uninterrupted views across neighbouring farmland. Mature trees, established planting, generous lawns and sheltered patio areas combine to create an outdoor environment that can be enjoyed throughout the seasons. Morning coffee overlooking the fields, summer entertaining with family and friends or simply watching the changing colours of the countryside all become part of everyday life.

Village Living

Barnby is one of those villages that perfectly balances rural tranquillity with everyday convenience. Within walking distance are a well regarded primary school, popular village pub and restaurant, garden centre with café, village hall and regular bus services. Just a few minutes away, Beccles offers supermarkets, independent shops, cafés, restaurants, healthcare facilities, schools and a railway station. The Broads National Park and Suffolk Heritage Coast are both within easy reach, making this an exceptional location from which to enjoy the very best of East Anglia.

























INFORMATION



On The Doorstep

Barnby enjoys a welcoming village community with a primary school, popular pub and restaurant, garden centre with café, village hall and regular bus services. Just three miles away, Beccles provides supermarkets, independent boutiques, cafés, restaurants, leisure facilities, healthcare services and rail links. Beyond the town lie the Broads National Park, riverside walks, sailing, paddleboarding and cycling routes, while Southwold, Walberswick and the Suffolk Heritage Coast are all within easy reach for days by the sea.

How Far Is It To?

One of the great attractions of The Beeches is its accessibility. Beccles is approximately three miles away, providing shopping, schooling and rail connections. Lowestoft lies around eight miles away with additional retail facilities and beaches, while Southwold is approximately thirteen miles away, offering its celebrated seafront, independent shops and restaurants. Norwich, approximately twenty miles away, provides extensive shopping, theatres, healthcare, universities and direct rail services to London.

Directions - Please Scan QR Code Below

From Fine & Country's office at 14 Blyburgate, Beccles, leave the town via the A146 towards Lowestoft before following signs into Barnby. Continue along The Street where The Beeches will be found on the right-hand side, set back behind its impressive sweeping gravel driveway. The attractive frontage, mature planting and generous parking provide an immediate sense of arrival.

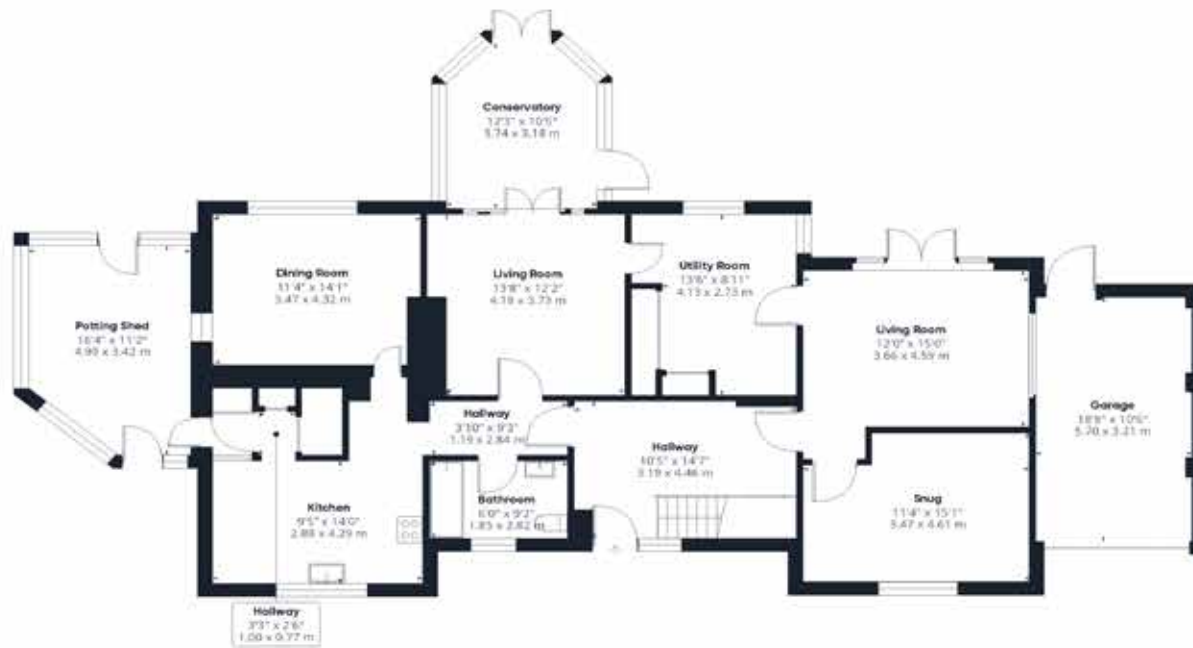
What Three Words Location

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... [thinker.consonant.modifies](https://www.threewords.com/)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
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 Council - Band E
Freehold





Ground Floor



First Floor

Approximate total area⁽¹⁾
 2664 ft²
 247.5 m²

Reduced headroom
 48 ft²
 4.5 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.

GIIRAFFE360



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.





FINE & COUNTRY

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