1 Pirnhow Street
Broome | Norfolk | NR35 2RS

FINE & COUNTRY

EQUESTRIAN FREEDOM

Set within approximately 1.6 acres of beautifully arranged gardens, paddocks and established equestrian facilities, this charming period home presents a rare opportunity to enjoy a genuine country lifestyle in one of the most desirable locations within the Waveney Valley.

Occupying an enviable position on the edge of Broome, just moments from the historic market town of Bungay, the property successfully combines characterful accommodation with practical equestrian facilities including stabling, tack room, grazing paddocks and an all-weather ménage.

Surrounded by open countryside and enjoying attractive rural views, it offers the perfect balance between family living, outdoor pursuits and modern convenience.

KEY FEATURES

- A Charming Period Home in a Picturesque Rural Setting in the Village of Broome
- Three Well-Proportioned Bedrooms and Family Bathroom
- Kitchen with Separate Utility Room and Ground Floor WC
- Spacious Sitting Room with Oak Flooring and Wood-Burning Stove
- Impressive Garden Room overlooking the Grounds
- Mature Gardens with Pond and Entertaining Areas
- The Grounds extend to approximately 1.6 acres including Paddocks and All-Weather Ménage ideal for Year-Round Riding
- Established Equestrian Facilities with Stable Block and Tack Room
- Extensive Parking for Horse Boxes, Trailers and Vehicles
- Convenient Access to Bungay, Beccles, Norwich and the Suffolk Coast

Approached via a substantial gravel driveway, the property immediately conveys the charm and practicality expected of a country home. Traditional red brick elevations and period detailing sit comfortably within their rural surroundings, while mature planting and attractive views create a welcoming first impression.

Country Character

Inside, the accommodation offers a wonderful balance between character and comfort. The spacious sitting room forms the heart of the home, where oak flooring, period features and a wood-burning stove create a warm and inviting atmosphere. It is a room designed equally for quiet evenings beside the fire and larger gatherings with family and friends.

Heart Of The Home

The kitchen has been thoughtfully arranged to provide excellent storage, generous work surfaces and a practical layout suited to modern family life. Whether preparing everyday meals or entertaining guests, it is a space that functions effortlessly. Beyond, the impressive garden room is one of the property's standout features. Filled with natural light and enjoying delightful views across the gardens and paddocks, this versatile space provides additional dining and seating areas that can be enjoyed throughout the seasons. The wood-burning stove ensures year-round comfort, while the direct connection to the outdoor spaces creates a wonderful flow for modern living.

KEY FEATURES

Peaceful Accommodation

Upstairs, the accommodation continues to impress. The principal bedroom provides a peaceful retreat, complete with fitted wardrobes and attractive views across the surrounding countryside. Two further bedrooms offer flexibility for family members, guests or home working. Served by a family bathroom and separate WC, the bedroom accommodation is both practical and comfortable, with each room enjoying a pleasant outlook over either the gardens or rural landscape.

Gardens & Outdoor Living

Outside, the gardens have been carefully developed to create a series of attractive and highly usable outdoor spaces. Mature trees, established planting, lawned gardens and entertaining terraces combine to provide colour, privacy and interest throughout the seasons. A generous decking area offers the perfect setting for outdoor dining and summer gatherings, while quieter seating areas allow owners to relax and enjoy the peaceful surroundings. The pond creates an attractive focal point within the gardens and further enhances the property's connection with nature. Beyond the formal gardens, the paddocks open up the landscape and create a wonderful sense of space and freedom rarely found in such an accessible location.

Equestrian Excellence

For horse owners, the property is exceptionally well equipped. The stable block, tack room, paddocks and all-weather ménage create a genuine equestrian package rather than simply a home with land attached. The layout has clearly been designed with practicality in mind, allowing horses to be managed with ease whilst maintaining separation between the residential and equestrian areas. The paddocks are directly accessible from the stable yard, while the ménage provides a valuable year-round riding and training facility. The substantial gravel driveway offers extensive parking and turning space for multiple vehicles, horse boxes and trailers, ensuring the property caters comfortably for both everyday life and equestrian pursuits.

INFORMATION

On The Doorstep

Broome enjoys an enviable position on the Norfolk and Suffolk border, surrounded by some of the region's most attractive countryside. The nearby market town of Bungay offers an excellent selection of independent shops, cafés, restaurants, pubs, healthcare facilities and schooling, all within a thriving and welcoming community. The wider Waveney Valley is renowned for its scenic beauty, with opportunities for walking, cycling, horse riding and outdoor recreation. Traditional country pubs, picturesque villages and quiet rural lanes create the quintessential East Anglian lifestyle, while the River Waveney provides opportunities for boating, paddleboarding and riverside walks. The Suffolk Heritage Coast is also within easy reach, allowing residents to enjoy some of the country's most celebrated coastal destinations, including Southwold and Walberswick.

How Far Is It To?

The historic market town of Bungay lies approximately 1.5 miles away, providing independent boutiques, cafés, pubs, schools and healthcare facilities. Beccles is approximately 6 miles away and offers a wider range of amenities, supermarkets, leisure facilities and rail services. Southwold is approximately 18 miles away, while neighbouring Walberswick is around 19 miles away, offering beautiful beaches and coastal walks. Norwich is approximately 16 miles away and provides extensive shopping, cultural attractions, restaurants, theatres, rail services to London and an international airport.

Directions - Please Scan QR Code Below

From Beccles, leave the town on the A145 heading towards Bungay. Follow the route through the attractive Waveney Valley countryside for approximately six miles. Upon reaching Bungay, turn onto Wainford Road and continue as the road becomes Pirnhow Street. Proceed for a short distance and the property will be found on the right-hand side, set behind a substantial gravel driveway and identifiable by its established equestrian facilities and adjoining paddocks.

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...
defenders.hounded.cloth

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via 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
South Norfolk Council - Council Tax Band: C
Freehold

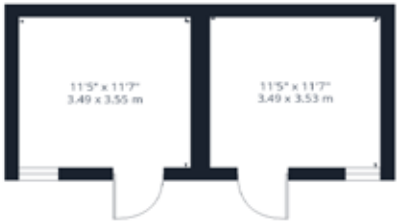
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA
Copyright © Fine & Country Ltd.
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.

Ground Floor 1 Pirnhow Street

First Floor 1 Pirnhow Street

Garage

Stable Block



Stable Block

Approximate total area(1)

2195 ft²

204.1 m²

Reduced headroom

13 ft²

1.2 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

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.

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Beccles on

Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the Fine & Country website.