



## Toft Monks, Suffolk

Guide Price £475,000

- £475,000-£500,000 Guide Price
- Open Plan Kitchen/Dining Room Flooded with Light
- Outbuilding with Power and Lights
- Three Double Bedrooms
- Spacious Living Room with Brick Fire Place and Wood Burner
- No Onward Chain
- Plot Sitting on 0.7 Acre Plot (STMS)
- Four Piece Suite with Freestanding Bath and Walk in Shower Tray

# Pound Lane, Toft Monks

Toft Monks (NR34) is a small rural village situated in the south-east of Norfolk, close to the border with Suffolk and the market town of Beccles. The village lies within the Waveney Valley, surrounded by open countryside, farmland and riverside landscapes that give the area a peaceful, rural character. Despite its tranquil setting, Toft Monks benefits from good road connections via the nearby A143, providing access to larger centres such as Norwich, Lowestoft and Great Yarmouth. Local amenities, shops and services can be found in nearby Beccles, while the surrounding area offers scenic walking routes, nature reserves and access to the Broads, making Toft Monks an attractive location for those seeking countryside living within reach of coastal and regional towns.



Council Tax Band: C



## DESCRIPTION

Occupying a generous south facing 0.7 acre plot (STMS) in the peaceful village of Toft Monks, this charming three-bedroom cottage has been meticulously renovated and thoughtfully improved throughout the vendors' ownership, creating a beautifully presented home that blends character features with modern convenience and solar panels. The property is entered via a welcoming porch, which conveniently incorporates a downstairs W.C, before opening into the main living area. To the right, the home flows into a spacious open-plan kitchen and dining area, designed perfectly for modern living and entertaining. The kitchen is centred around a large oak island, complete with a five-ring gas burner and breakfast bar seating, creating a striking focal point. The space is fully equipped with integrated appliances, including ovens set within a tower unit, while a pantry provides additional storage and opens through to a useful utility room, enhancing the practicality of the layout. The room also offers ample space for a family dining table, making it an ideal setting for both everyday meals and hosting guests. Patio doors lead from the kitchen area out to the side garden, offering a seamless indoor-to-outdoor setting, perfect for entertaining and enjoying the surrounding grounds. The main living area is filled with character, featuring a large brick-built fireplace with a wood-burning stove, creating a warm and inviting focal point. Set coves on either side of the fireplace add further charm, while windows to the front aspect allow natural light to fill the space. Stairs from the living area lead to the first floor. Upstairs, the property offers three well-proportioned double bedrooms, all showcasing immaculate presentation and retained original features, with pleasant views over the surrounding gardens and neighbouring farmland. The family bathroom, located off the landing, is fitted with a stylish four-piece suite, comprising a freestanding bath with central taps, walk-in shower tray, W.C, and wash hand basin, creating a modern yet elegant space. Externally, the property benefits from extensive gardens approaching 0.7 acres (STMS), thoughtfully divided into several sections. To the front is a driveway and lawned garden, while the side gardens offer a wealth of possibilities, whether for growing vegetables, planting shrubs, or further landscaping. The grounds also feature two outbuildings with power and lighting, offering versatile use as a games room, home office or entertaining space. The other outbuilding is a double stable/workshop. Further enhancing the appeal, the property is offered with no onward chain, presenting a wonderful opportunity to acquire a beautifully renovated cottage in a tranquil rural setting.

## LIVING AREA

The living room forms the heart of the home and is a wonderfully characterful space, full of charm and warmth. A striking brick-built fireplace takes centre stage, complete with a wood-burning stove, creating a cosy focal point ideal for the colder months. On either side of the fireplace are set-in coves, adding both practicality and traditional cottage character, perfect for display or storage. Windows to the front aspect allow natural light to pour into the room while offering pleasant views over the front of the property. The room provides ample space for comfortable seating, making it an inviting area for relaxing with family or entertaining guests. From here, stairs lead to the first floor, further enhancing the natural flow of the home while maintaining the cottage's welcoming and open feel.

## KITCHEN/DINER

The kitchen/dining area is a superb open-plan space, thoughtfully designed to create a sociable and practical hub of the home. At its centre is a large oak island, incorporating a five-ring gas burner and finished with a breakfast bar, providing both a striking focal point and an ideal spot for casual dining or gathering while cooking. The kitchen is fully equipped with a range of integrated appliances, including ovens set within a tower unit, offering both convenience and a sleek finish. There is also ample space for a family dining table, making the room perfectly suited for everyday meals as well as entertaining guests. Patio doors open out to the side of the property, leading directly into the garden and creating a seamless indoor-to-outdoor flow, ideal for summer dining and enjoying the surrounding grounds. Adding further practicality, the kitchen benefits from a pantry which provides additional storage and leads through to the utility room.

## BEDROOMS

Upstairs, the property offers three well-proportioned double bedrooms, each beautifully presented and retaining immaculate original features that add to the cottage's charm and character. The rooms provide comfortable and versatile accommodation, with plenty of space for bedroom furniture while maintaining a bright and airy feel. Each bedroom enjoys pleasant views across the surrounding gardens and neighbouring farmland, creating a peaceful outlook that perfectly complements the rural setting of the property. The combination of original character and tasteful presentation throughout the bedrooms continues the welcoming and homely atmosphere found across the rest of the cottage.

## BATHROOM

The family bathroom, located off the landing, is beautifully finished and fitted with a stylish four-piece suite. This includes a freestanding bath with central taps, creating an elegant focal point within the room, alongside a walk-in shower tray, W.C, and wash hand basin. The space has been thoughtfully designed to provide both practicality and comfort, offering a modern yet classic feel that complements the character of the cottage while delivering a high-quality and relaxing bathroom environment.

## OUTSIDE

Externally, the property enjoys extensive grounds approaching 0.7 acres (STMS), offering a wonderful sense of space and privacy. The gardens are thoughtfully divided into several sections, allowing for a variety of uses and creating a highly versatile outdoor setting. To the front of the property there is a driveway providing off-road parking, accompanied by a lawned garden which enhances the cottage's attractive approach. The side gardens provide an abundance of space with endless possibilities, whether for growing your own vegetables, creating planting areas with shrubs and flowers, or simply enjoying the open green space. A large wildlife pond forms a beautiful natural feature within the grounds and attracts an abundance of wildlife that frequently visit, further enhancing the peaceful countryside setting. Within the grounds there is also a useful outbuilding equipped with power and lighting, offering excellent versatility. In addition, there is a substantial double stable/workshop measuring approximately 7m x 4m, fitted with overhead lighting and power,

providing excellent space for storage, hobbies, or workshop use. The patio area directly off the main property is ideal for outdoor living and is fitted with an outdoor kitchen complete with power and water supply, creating a fantastic space for entertaining and enjoying the warmer summer months. The gardens are particularly well suited for those interested in self-sufficiency or gardening, with a greenhouse and large polytunnel complementing the existing vegetable plots. Beyond this, the paddock area features a generous orchard with a variety of established apple, pear, and plum trees, adding further charm and productivity to the grounds. Overall, the generous gardens, orchard, and additional outbuildings provide a rare level of outdoor space and flexibility, perfectly complementing the charm and character of the cottage.

#### **TENURE**

Freehold

#### **OUTGOINGS**

Council Tax Band C

#### **FIXTURES & FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

#### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889.

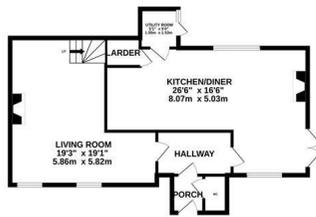
#### **SERVICES**

Mains water, Electric , Septic Tank, LPG tank for the gas hob - 12 Solar Panels and Two 5KW Batteries which were installed last year and under warranty 24 years and 14 years respectively. The property has oil central heating with boiler installed that was installed in 2020.

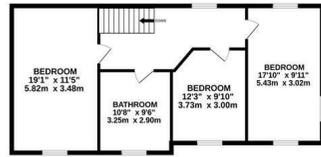




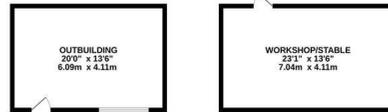
GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.

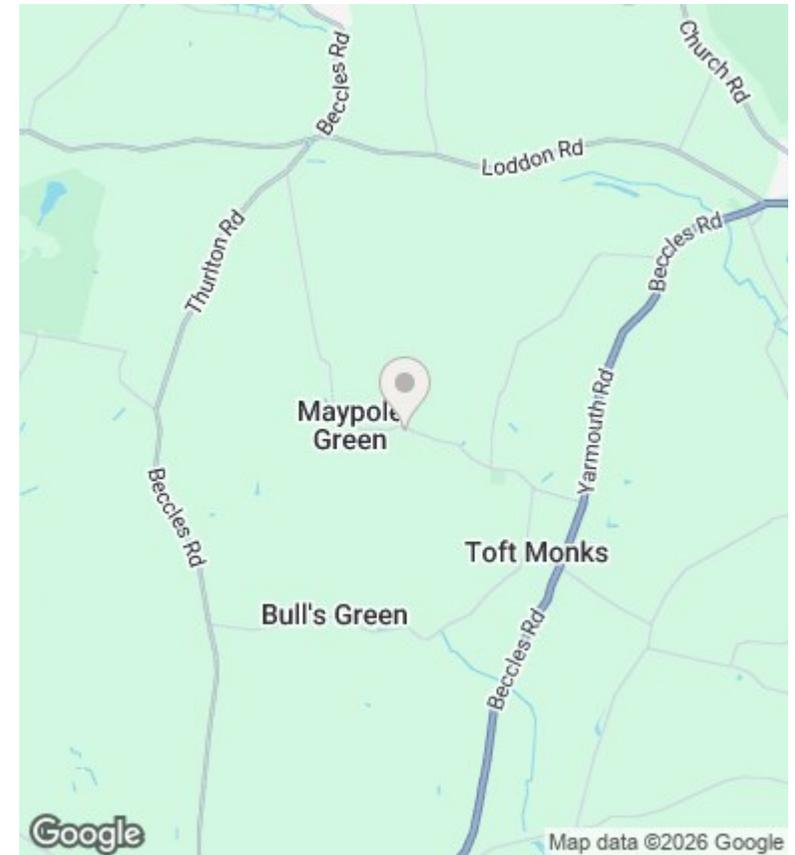


2ND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)