



Stockton Farmhouse  
Burgh Road | Burgh St. Peter | Suffolk | NR34 0AD

 FINE & COUNTRY

# FRESH AIR AND FREEDOM



“In a glorious rural setting overlooking the marshes, sitting in several acres of grounds and paddock.

This period property offers heaps of character, wonderful wildlife, spectacular views  
and a strong connection to the countryside.

This is an idyllic spot, away from it all, yet close to the village, the river, farm shop, pub, leisure facilities and more.”



# KEY FEATURES

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- A Traditional Norfolk Longhouse situated within the Broads National Park
- Five Bedrooms and Two Bath/Shower Rooms
- Kitchen with Separate Utility Room
- Three Receptions Rooms and a Sunroom
- The House sits on a One acre Plot with an adjoining Two acre Paddock and Woodland
- Fully Post & Railed Paddock, Suitable for Animals or Livestock with Vehicle Access
- Solar Panels, Double Glazing and Internally Insulated Walls providing more Efficient Running Costs
- Stunning Views from the Property looking out Over Fields towards the River Waveney
- A Large Barn, perfect for Storage of Larger Equipment or Potential for Conversion, Carport and Workshop
- The Property extends to 2,866 sq.ft
- No Onwards Chain

Dating back over 200 years, this period home has seen many changes throughout the centuries. Most recently it's been a much-loved family home and the children who grew up here enjoyed a huge amount of freedom and independence, with a healthy outdoor lifestyle. Whether you want to watch the wildlife, grow your own fresh produce, have a horse, or simply live the rural dream, this home can do it all!

## History At Its Heart

The property started life as a single-story Norfolk longhouse and at some point the roof was raised and a second storey added. It's been a pair of farm workers' cottages, and still retains the two staircases today. It's also been rented out as holiday homes in the past. Since 1987 it's been a much-loved home to the owner, who raised his family here. A huge success as a family home, it allowed the children to enjoy a sense of freedom and adventure rarely found today and the owner has many happy memories the family's time here over the years. It's a welcoming property with a great friendly feel, plenty of room inside and out and abundant character. It's also incredibly versatile and set up to meet many needs. There's further potential here in the barn, which was rebuilt in the 1980s and has cavity walls, which could be converted, subject to planning.





# KEY FEATURES

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## Throughout The Seasons

Different parts of the house come into their own in different seasons – you can snuggle up in front of the log burner in the sitting room on cosy winter nights or take your morning coffee in the uplifting light of the sunroom in summer. The farmhouse kitchen has a range and is easily big enough for a family dining table, part open to the formal dining room which is currently used as a seating area, with double doors to the sunroom. The flow of these rooms works brilliantly for family life and social occasions alike. There's an additional reception at the other end of the house – perhaps a playroom, den for teens or a study, in addition to a ground floor bathroom and a utility room. Upstairs, the bedrooms are reached via two separate staircases with five bedrooms and a bathroom allowing space for a larger family or for overnight guests. It's a wonderful house at Christmas, the character lending itself to festive decoration, whilst in summer, the house is lighter than you might expect, as many of the rooms are dual aspect with windows to the east and west.

## Memories By The Marshes

Outside, there's a workshop, car port and the unconverted barn. The owner's children used to play in here and the occasional piece of Lego still turns up! The barn would be a great games room or could be used for animals, or converted into additional accommodation, subject to planning. You have gardens around the house itself, all set at the end of the long driveway, well back from the road, so it's lovely and peaceful out here. The plot comes with a two-acre paddock and the family have had goats, chickens, sheep and a horse here over the years, so there's plenty of versatility and lots of space to run free, explore and have adventures. You overlook the marshes and you'll see a huge variety of birdlife, including game birds, owls, birds of prey and more, as well as deer. You feel truly away from it all here – you can leave the outside world behind if you want to – but you do have amenities within a short driving distance. There's a pub and farm shop in the neighbouring village, plus the award-winning Waveney River Centre down the road, with a café, pub, shop and more. When you need a bit more, the beautiful riverside town of Beccles is a short drive from here and provides everything from a popular lido and a number of antique shops to supermarkets and the theatre.





























# INFORMATION

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## On The Doorstep

Stockton Farmhouse sits in a quiet rural setting surrounded by countryside and the Norfolk Broads. Just a short distance away is the Waveney River Centre, which offers a pub and restaurant at The Waveney Inn, a small convenience shop for everyday essentials, leisure facilities including an indoor swimming pool, marina and boating access on the River Waveney. The immediate area is also well suited to outdoor activities, with nearby riverside walks, fishing, birdwatching, and access to the surrounding marshland and Broads landscape. A little further afield, the nearby towns of Beccles, Oulton Broad, and Lowestoft provide a wider range of everyday amenities and services. These include supermarkets, independent shops, cafés and restaurants, pharmacies, healthcare facilities, schools, leisure centres, and railway connections. The area also offers a variety of attractions and outdoor destinations, including Carlton Marshes Nature Reserve, the Suffolk coastline, and the wider Norfolk Broads area, making the location well placed for both day-to-day convenience and recreational activities.

## How Far Is It To?

Stockton Farmhouse is approximately 5–6 miles from the market town of Beccles, Lowestoft is 10–12 miles. Norwich is approximately 20 miles and can usually be reached within 30–40 minutes depending on traffic. The coastal town of Southwold is around 18–20 miles away and generally takes about 35–40 minutes to get to.

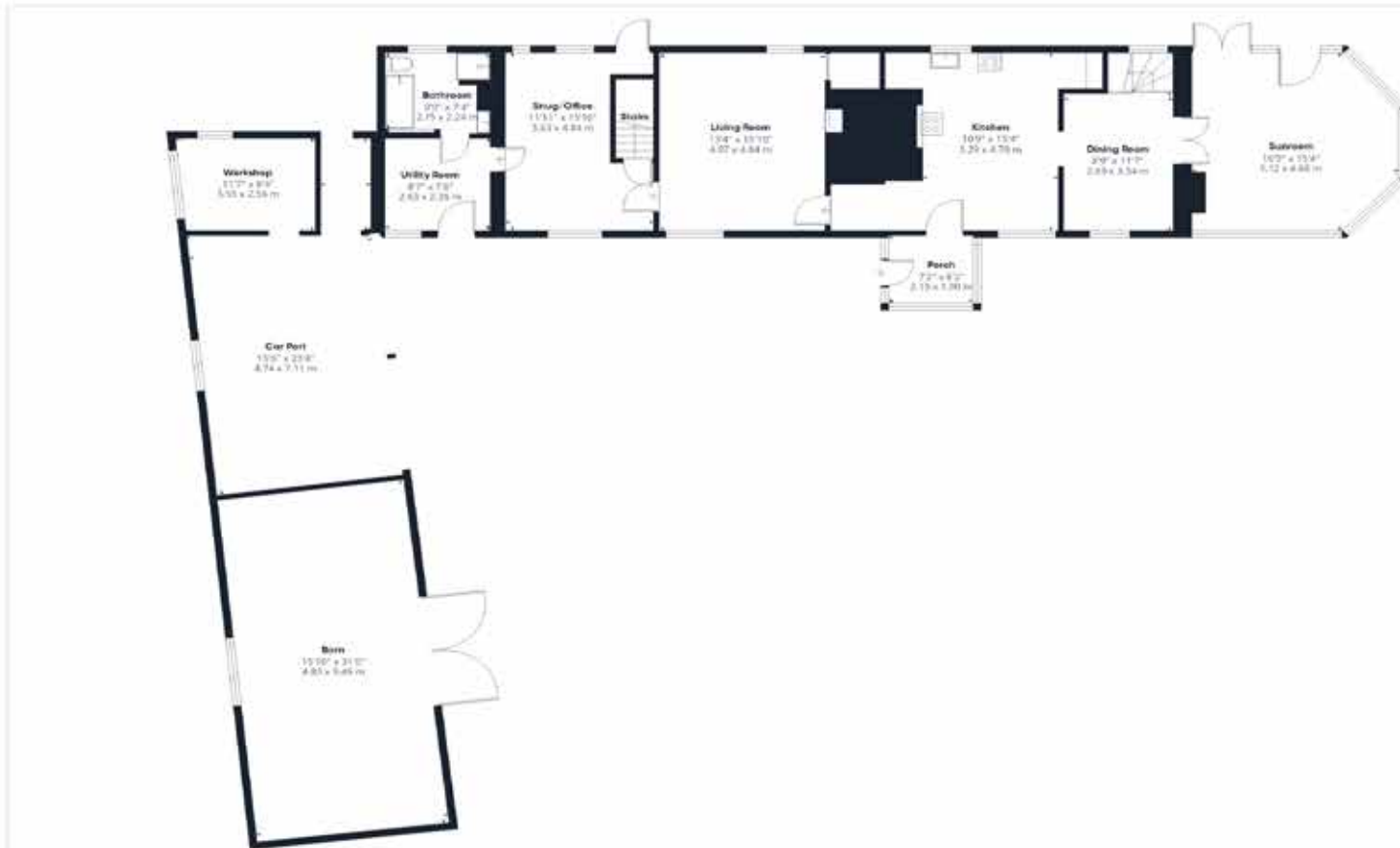
## Directions - Please Scan QR Code Below

From Beccles leave via George Westwood Way. Follow George Westwood Way and continue to the roundabout, taking the first exit onto Norwich Road/A146. Follow the A146 before taking the third exit at the next roundabout onto Yarmouth Road/A143. Continue along the A143 and then turn right onto Hollow Way Hill. Follow the road as it becomes Beccles Road, then continue onto Rectory Road. Turn left onto The Walks, then right onto Church Road. Continue ahead and turn left onto Station Road before finally turning right onto Burgh Road, where Stockton Farmhouse, will be located on the left down a track.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via a Treatment Plant, Solar Panels  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk District Council-Council Tax Band F  
Freehold





Ground Floor



1st Floor



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.



Approximate total area<sup>1)</sup>

2886 ft<sup>2</sup>

268 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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.

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# FINE & COUNTRY

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