

Beech Farm Barn

Staithe Road | Burgh St Peter | Norfolk | NR34 0BT

FINE & COUNTRY

A LIFE IN THE COUNTRY



Set in approximately 0.79 acres with open field views,
Beech Farm Barn offers the space, character and calm that make rural living so appealing.
This detached four-bedroom barn conversion combines approximately 2,820 sq ft of accommodation with a generous west-facing garden, a substantial double garage and workshop, and a separate office above.
Exposed timbers, oak staircase and a wood-burning stove sit comfortably alongside the practical requirements of modern life, all within easy reach of Beccles.



KEY FEATURES

- A Detached Four-Bedroom Barn Conversion with Countryside Views
- Established West-Facing Gardens of approximately 0.79 acres
- Four Double Bedrooms
- Three Bathrooms including an En Suite and Separate WC
- Impressive Dining Hall, Spacious Living Room and Separate Snug
- Kitchen/Breakfast Room with Island and Granite Worktops
- Detached Double Garage/Workshop with Office Above
- Cart Lodge, Ample Driveway Parking and EV Charging Point
- Vegetable Plots, Fruit Trees, Pond and Outdoor Decking
- Peaceful Waveney Valley Setting Within Easy Reach of Beccles
- Approximately 2,820 sq ft of Accommodation in the Main House

There is an immediate sense of individuality to Beech Farm Barn. Its origins as an early twentieth-century agricultural building remain evident in the exposed timbers and generous proportions, while its conversion has created a home with an inviting balance of open spaces and quieter corners.

Space To Live Well

Reception rooms at different ends of the house allow everyday life to unfold comfortably. The main living room is a particularly welcoming retreat, with its exposed brick chimney breast and cast-iron wood burner bringing warmth and atmosphere on winter evenings. French doors open towards the decking, connecting the room to the garden during warmer months. Elsewhere, the snug offers a more intimate place to read, work or simply enjoy the views. The impressive dining hall, with its vaulted character, large apex window and oak staircase, gives the house a memorable centrepiece and an appealing setting for entertaining.

At The Heart Of The Home

The kitchen/breakfast room is designed for both everyday practicality and relaxed hospitality. At approximately 27 feet in length, it has the scale to accommodate a generous dining table, while a central island naturally becomes the place to gather over coffee, prepare meals or catch up at the end of the day. Shaker-style cabinetry, granite worktops and exposed beams provide a pleasing combination of traditional character and useful working space. Large windows admit plenty of daylight, while the separate utility room helps keep the demands of a busy household out of sight. This is a home in which different rooms have distinct purposes without feeling disconnected: somewhere to host a long lunch, settle by the fire or find a quiet moment away from the main living spaces.

Generous Accommodation

The bedroom arrangement is particularly flexible, with two double bedrooms on the ground floor and two further substantial bedrooms upstairs. This layout lends itself to visiting guests, multigenerational households or anyone who values having accommodation on more than one level. One ground-floor bedroom benefits from an en-suite shower room, while a separate family bathroom serves the other.







KEY FEATURES

Upstairs, exposed beams and roof windows give both bedrooms a characterful, restful atmosphere, with an additional bathroom completing the first-floor accommodation. The combination of generous rooms and well-separated sleeping areas means that guests can feel comfortably accommodated while the house retains its sense of privacy.

Gardens, Space and Possibility

The grounds are an essential part of Beech Farm Barn's appeal. Extending to approximately 0.79 acres, the west-facing garden enjoys plenty of sunlight and views towards the surrounding fields. Established trees, planting and lawned areas provide an attractive setting in which to enjoy the changing seasons. Vegetable plots and fruit trees offer the simple pleasure of growing produce at home, while a small pond brings an additional point of interest to the garden. The decked seating area invites long summer evenings outside, with room to entertain or simply enjoy the quiet. For those with practical hobbies or a need for additional workspace, the detached double garage and workshop are a real asset. Above sits a separate office, creating valuable separation between home and working life. Together with the cart lodge, generous parking and EV charger, these facilities add everyday versatility to the property.

Country Without Isolation

Beech Farm Barn occupies a peaceful position in Burgh St Peter, a rural village in the Waveney Valley where open countryside and quiet lanes form part of the daily backdrop. Yet this is not a location that requires giving up convenient access to shops and services. Nearby Wheatacre offers a country pub, farm shop and café, while the Waveney River Centre provides a connection to the waterways and scenery of the Norfolk Broads. The historic market town of Beccles is a short drive away, with independent shops, supermarkets, cafés, restaurants and everyday facilities. The result is a particularly attractive balance: a home that feels removed from the pace of town life, but remains well placed for shopping, socialising and exploring the wider Norfolk and Suffolk countryside.

A Different Kind Of lifestyle

For some, the attraction will be the freedom of a large garden: growing vegetables, tending fruit trees or enjoying unhurried afternoons outdoors. For others, it will be the ability to work from a separate office, pursue projects in the workshop and return to a comfortable, characterful house at the end of the day. Beech Farm Barn brings these possibilities together with generous accommodation, flexible reception rooms and a lovely rural outlook. It is a home that offers room to be sociable and room to be still, with the countryside as a constant companion.






















BEECH FARM BARN















Garage/Workshop



Office



Approximate total area(1)

809 ft²

75.2 m²

Balconies and terraces

27 ft²

2.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

INFORMATION



On The Doorstep
Burgh St Peter sits close to the River Waveney and the southern reaches of the Norfolk Broads. The surrounding lanes and waterways offer opportunities for walking, cycling and time spent outdoors. Wheatacre provides useful nearby amenities, and the Waveney River Centre is a local destination for enjoying the waterside setting. Beccles offers a wider choice of shopping, places to eat and community facilities, as well as an attractive historic centre beside the River Waveney.

How Far Is It To?
Beccles is approximately a 10–15 minute drive away, depending on route and traffic. Wheatacre and the Waveney River Centre are closer to home, while the wider Waveney Valley and Norfolk Broads provide plenty of options for days out. Buyers should check individual journey times for their regular routes.

Directions - Please Scan QR Code Below
From Beccles, follow the local road network towards Burgh St Peter and continue onto Staithe Road. Beech Farm Barn is situated along Staithe Road on the left hand side.

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... diverting.mixers.waltzed

Services, District Council and Tenure
Oil Fired Central Heating, Air Conditioning Units in Several Rooms plus the Office, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
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Please see www.checker.ofcom.org.uk
South Norfolk Council - Council Tax Band F
Freehold

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Ground Floor Beech Farm Barn



First Floor Beech Farm Barn

Approximate total area(1)

2823 ft²

262.2 m²

Reduced headroom

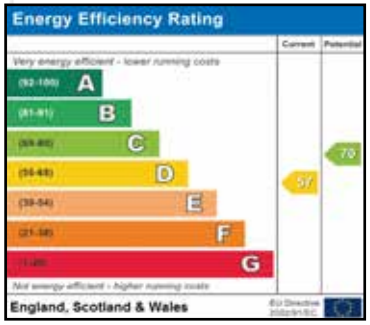
133 ft²

12.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m



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.

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