



12 VIEWPOINT MEWS

SHIPMEADOW, BECCLES, NR34 8EX



A beautifully and sympathetically renovated four-bedroom Grade II Listed Mews home, situated within a private residential development enjoying wonderful rural views.

Originally dating from around 1767, the historic main building has served as a workhouse and hospital before being sensitively converted to a high standard into attractive private Mews homes with high ceilings and exposed beams. The property is arranged over three floors and comprises an entrance hall, superb fitted kitchen with integral fridge freezer, bin, induction hob and cooker with feature window seat, and spacious living/ dining room with access to the outside and views over the surrounding countryside.

The first floor offers two generous bedrooms, including a principal bedroom with a luxurious en suite bathroom featuring a freestanding bath, separate walk-in shower and dual vanity sinks, together with a further shower room and useful utility cupboard.

The second floor provides two further well-proportioned bedrooms, both enjoying lovely elevated countryside views.

Outside, there is a front garden area, one allocated parking space with further visitor parking available, and attractive communal courtyard gardens, together with a shared

lawn/green space to the rear. Grounds maintenance is approximately £40 per month. Set in a peaceful rural village setting between the market towns of Bungay and Beccles with a bus stop on the road, with a strong community feel, the property is conveniently located for local market towns, countryside walks and the River Waveney is nearby. An exceptional character home combining period heritage, modern living, generous accommodation and beautiful countryside surroundings.

SERVICES

Electric and mains water and drainage. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – C

AGENTS NOTES

Current monthly service charge of £40 covering maintenance of the grounds.





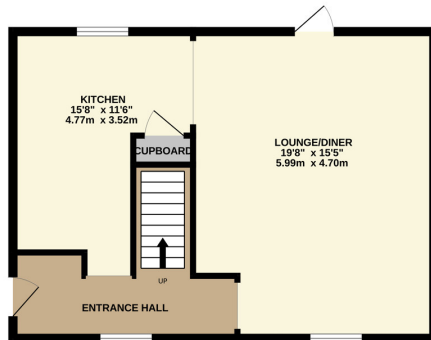
RENOVATED TO
A HIGH
STANDARD -
FIELD VIEWS!



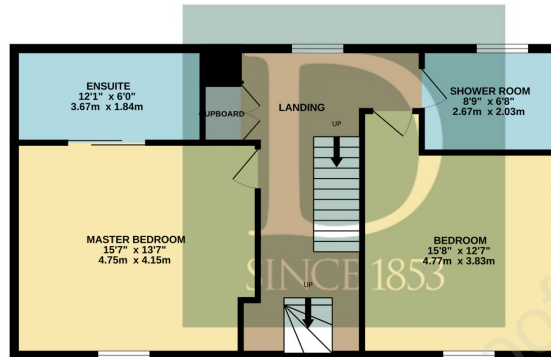


FLOOR PLAN

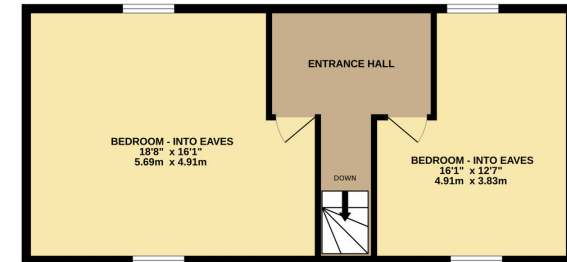
GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



2ND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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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