



Beccles,

Guide Price £850,000

- No onward chain
- Charm & character
- In excess of 2.0 acres
- Swimming pool
- Stables
- Mature gardens
- Oil central heating
- Not to be missed!
- EPC - F

Beccles

An elegant Victorian former vicarage standing in grounds exceeding two acres and the northern edge of the hamlet of Redisham about four miles south of the popular and well served market town of Beccles



Council Tax Band: G



DESCRIPTION

An elegant Victorian former vicarage standing in grounds exceeding two acres and the northern edge of the hamlet of Redisham about four miles south of the popular and well served market town of Beccles and about 9 miles north west of the renowned coastal town of Southwold and the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty. A sweeping driveway leads up to the handsome property of great charm and character with Flemish bond brick elevations below multiple pitched and hipped shallow roofs. The accommodation features well proportioned rooms, the principal rooms have high ceilings with light flooding through large south facing sash windows and enjoying fine views over the gardens. The spacious kitchen and breakfast room with large adjacent utility room are perfect for day to day living and open onto a delightful courtyard ideal for alfresco dining. The galleried landing leads to five well proportioned bedrooms enjoying views over the mature grounds and surrounding countryside. Standing on the northern boundary, a timber stable block of three loose boxes and a store. A wrought hand gated leads through screening beech hedgerow to the pool and summer house.

ENTRANCE HALL

Staircase to first floor galleried landing. Door to:

CELLAR

SHOWER ROOM

Lobby with cloaks hanging area leading to a shower room with shower cubicle, hand basin and W.C.

DINING ROOM

South & East. Sash windows over looking the garden. Fireplace with ornate mantle and surround.

SITTING ROOM

South. Sash windows over looking the garden. Open fireplace. Glazed casement doors opening to:

GARDEN ROOM

South. Windows and arched casement doors opening to the terrace and garden

STUDY/FAMILY ROOM

South, East & West. Windows over looking the garden and door to the courtyard.

KITCHEN

West. Fitted with range of base and wall cupboards, island with storage cupboards, granite work surfaces. Butler sink with wooden drainer. Gas & electric range cooker. Window over looking the courtyard.

BREAKFAST ROOM

North & East. Windows over looking the driveway and gardens.

UTILITY ROOM

Oil fire central heating boiler. Store cupboards, stainless steel sink unit. Glazed entrance door to the courtyard.

FIRST FLOOR

GALLEREID LANDING

East. Sash window over looking the gardens and countryside beyond.

BEDROOM ONE

South & East. Sash windows over looking the gardens.

BEDROOM TWO

South. Fitted wardrobes. Sash windows over looking the garden.

BEDROOM THREE

East. Sash window over looking the garden.

BEDROOM FOUR

West. Window over looking the garden. Built in storage and airing cupboard.

BEDROOM FIVE

West. Window over looking garden. Hand basin.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently G

SERVICES

Mains electricity, water and drainage

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20462/RDB.

FIXTURES & FITTINGS

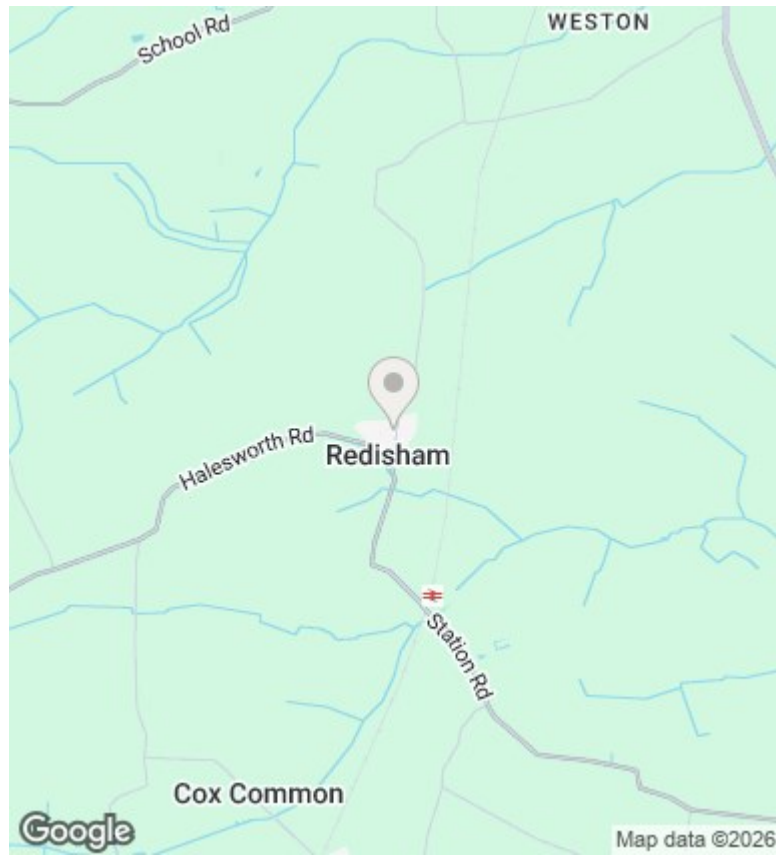
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TOTAL FLOOR AREA: 257.6 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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