



Harleston, Suffolk

Guide Price £750,000

- £750,000-£775,000 Guide Price
- Set within a Generous Plot with Countryside Views
- Detached Garage with Office Above
- Five Bedrooms with Principal Room Ensuite
- A Short Distance from Halesworth, Bungay, Suffolk Heritage Coast
- 18th Century Victorian Farmhouse
- Kitchen/Breakfast Room with Utility Room
- 'Amdega' conservatory overlooking the rear garden

St. Nicholas, Harleston

Beech Farm is situated in the peaceful rural setting of St Nicholas, South Elmham, near Harleston in Suffolk. Surrounded by attractive countryside, the property offers a tranquil village location while remaining within easy reach of Harleston and the surrounding market towns. The area provides a pleasant balance of rural living and everyday convenience, with local amenities, schools, shops and services available nearby. The wider area also benefits from good road links, providing access to Norwich, Diss and the Suffolk coast, making Beech Farm an appealing location for those seeking a countryside lifestyle with accessibility to larger centres.



Council Tax Band: E



DESCRIPTION

Beech Farm is a remarkable Victorian farmhouse that captures the character and tranquillity of the Suffolk countryside while offering the comfort and practicality required for modern family living. Dating from 1843 and originally forming part of the prestigious Flixton Hall Estate, this impressive five-bedroom home is rich in period character, craftsmanship and history. The house itself has been carefully maintained and sympathetically improved, with considerable effort made to preserve its original architectural features. Occupying a peaceful position surrounded by open farmland, Beech Farm enjoys expansive rural views and immediate access to a variety of countryside walks. Its landscaped grounds, mature planting and established gardens provide a beautiful setting, while the views from the house reinforce the sense of space and seclusion. Approached via a timber five-bar gate with a matching pedestrian entrance, the property is reached along a broad gravel driveway. The farmhouse sits within an extensive front garden, with areas of lawn complemented by established apple, pear, plum and damson trees. Mature hedgerows provide natural boundaries and enhance the property's traditional country-house appearance. The substantial solid timber front door opens into a welcoming entrance porch, where geometric Victorian floor tiles provide an immediate reminder of the property's heritage. From here, a spacious hallway gives access to the principal reception rooms and demonstrates the generous proportions found throughout the house. The dual-aspect dining room provides an attractive space for entertaining and family meals. Oak flooring runs throughout the room, while an arched brick fireplace houses a cast-iron wood-burning stove. Two antique cast-iron style radiators add to its traditional character, and double-glazed hardwood windows on two sides bring plenty of natural light into the room. Across the hallway, the sitting room offers a similarly appealing combination of period detailing and everyday comfort. Its dual-aspect windows allow light to fill the room, drawing attention to the brick-lined fireplace and timber mantel surrounding a second wood-burning stove. Further features include oak flooring, two antique cast-iron style radiators, a built-in bookshelf and a glazed cupboard integrated into the wall. It is an inviting room suited to relaxing, reading or enjoying an evening around the fire. The farmhouse kitchen and dining area form the central hub of the property. Designed with both appearance and practicality in mind, the kitchen features Shaker-style cabinetry, polished granite work surfaces and a coordinating central island. Traditional styling is complemented by a comprehensive range of modern appliances, including a two-oven electric AGA, Neff induction hob, built-in oven

and integrated dishwasher. The adjoining utility room provides additional practical space, with plumbing for a washing machine, a boiler and an Aquadial water softener. A rear lobby provides direct access to the garden, while a side porch leads through to the cloakroom. The WC is fitted with a modern WC, wall-mounted hand wash basin and heated towel rail. At the rear of the property, an 'Amdega' conservatory provides a particularly attractive link between the house and its gardens. Set on a brick plinth and glazed across three sides, the conservatory benefits from underfloor heating, making it a comfortable space throughout the year. Its elevated position provides lovely views over the garden and surrounding countryside, creating an ideal setting for everything from morning coffee to relaxed evenings. The first floor is home to the principal bedroom suite, a particularly impressive space featuring exposed roof timbers, polished oak flooring and far-reaching views over the countryside. The adjoining dressing room includes a walk-in wardrobe and fireplace, providing a practical and luxurious extension to the bedroom. The principal en-suite bathroom is equipped with a shower cubicle, basin, bidet, WC and heated towel rail, with underfloor heating adding further comfort. Also on this floor is a substantial second double bedroom and the family bathroom. The bathroom includes a WC, bath, pedestal basin, shower cubicle and heated towel rail connected to the central heating system. The towel rail also has an electric element for use during the summer months, while underfloor heating provides additional warmth. The second floor contains two further double bedrooms along with a contemporary shower room, creating a private upper level that would work particularly well for guests or older children. The shower room comprises a shower, WC, basin and heated towel rail. All five bedrooms are well presented and fitted with column radiators, combining the visual appeal of traditional design with the practicality expected of a modern home. Outside, the gardens provide a natural continuation of the property's character. The rear garden is predominantly laid to lawn and includes a greenhouse and garden shed. A selection of mature trees gives the garden structure and seasonal interest, including two silver birch trees, a Canadian maple, a twisted willow and copper beech trees. A substantial paved terrace provides an excellent area for outdoor dining, entertaining or simply enjoying the surrounding gardens. Carefully maintained borders frame the terrace, while the open outlook creates an appealing sense of space. A detached garage sits within the grounds and benefits from both power and lighting. An external staircase leads to a studio above, providing a versatile additional room that could be used as a home office, creative studio, hobby

space or peaceful private retreat. Beech Farm therefore offers an unusual opportunity to own a substantial and characterful Suffolk farmhouse, combining its 1843 heritage and original period detailing with thoughtful modern improvements, generous accommodation, established gardens and an exceptionally peaceful rural setting.

VIEWING ARRANGEMENTS

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

Email: beccles@flickandson.co.uk

Tel: 01502 442889

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.

TENURE

Freehold

SERVICES

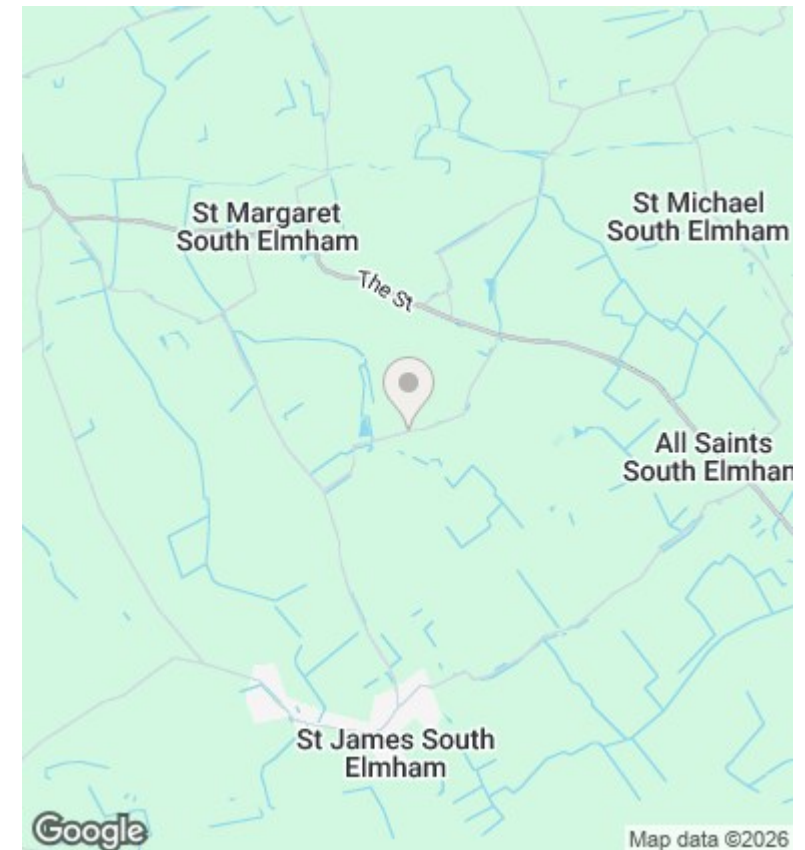
Mains water, electricity, oil heating

OUTGOINGS

Council Tax Band E







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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com