



NEW HOUSE FARM, LONDON ROAD,
WESTON, BECCLES, NR34 8TE



New House Farm is a beautifully positioned four-bedroom Suffolk farmhouse, set within glorious gardens and enjoying far-reaching views across open countryside and the Sotterley Estate

Despite its rural feel, the property lies just three miles from the market town of Beccles. The Suffolk coast is also within easy reach, with Southwold, Walberswick and Dunwich offering beaches, nature reserves and well-regarded places to eat.

Approached via a shared lane serving just two other properties, the house reveals itself gradually, nestled within mature grounds that provide both privacy and tranquillity. The gardens wrap elegantly around the property, with expanses of lawn, established borders and seating areas positioned to take full advantage of the sweeping rural outlook. Whether enjoying morning coffee in the sunshine or long, unhurried evenings outdoors, the setting captures the essence of country living.

Internally, the house offers versatility, with well-proportioned accommodation throughout. A welcoming entrance hall provides access to the principal sitting room, an inviting space centred around a gas-fired stove, creating a cosy focal point with all the charm of a traditional woodburner, yet with

modern ease. Double doors open into a light-filled garden room, perfectly positioned to enjoy views over the grounds.

A second reception room offers excellent flexibility as a library, office or snug, well suited to modern lifestyles.

At the heart of the home, the kitchen/breakfast room is both generous and welcoming, featuring a Rayburn/AGA, a Falcon induction range cooker, two large pantries and ample fitted storage, with space for relaxed dining. Flowing seamlessly into the garden room, it lends itself beautifully to entertaining, with an easy connection between inside and out. A rear hall provides access to a utility room, a shower room with underfloor heating, and a substantial 22 ft ground floor bedroom (stms), featuring two side-aspect windows and dual access points. This space offers excellent flexibility, with potential to be reconfigured into two rooms if desired, making it ideal to use as a guest wing or for multi-generational living.

Upstairs, the principal bedroom enjoys elevated views across the







surrounding landscape and retains a timeless sense of character, complete with a feature fireplace and generous storage. The remaining bedrooms are well-proportioned, including one with a walk-in wardrobe, and are served by a bathroom featuring a freestanding bath, Velux window, exposed beams and access to an adjoining dressing room.

Externally, the property is approached via a right of way over a private lane owned by the Sotterley Estate, providing access to New House Farm and two neighbouring properties. The driveway leads to a parking area with space for two vehicles and access to four useful outbuildings.

As the property is not listed, it also offers scope for alteration and enhancement (subject to the necessary consents), allowing a

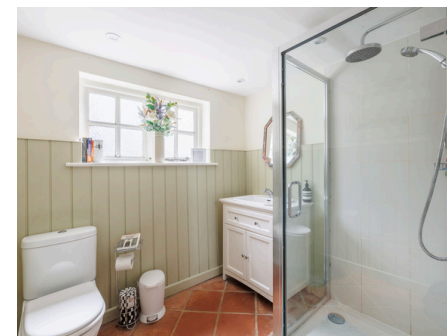
future owner to tailor the house to their own requirements over time. New House Farm offers a rare combination of heritage, setting and potential—an elegant yet relaxed country home, ideally suited to modern living.

SERVICES

Mains electricity/water. Oil-fired central heating. Calor gas serving the gas stove. Private drainage via septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

East Suffolk Tax Band – E



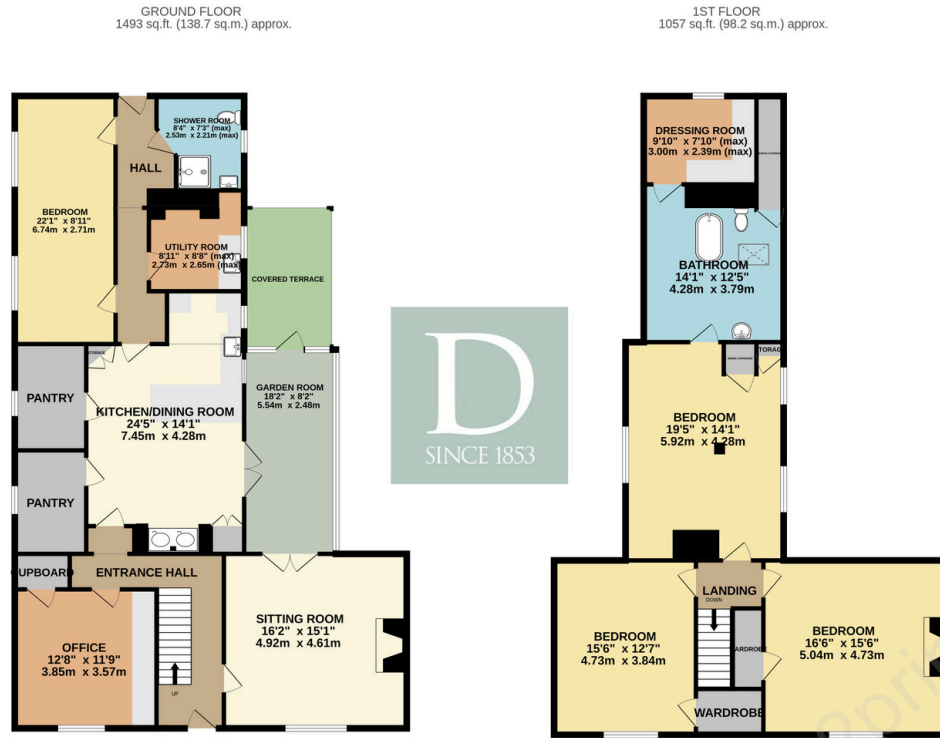


EXCEPTIONAL VIEWS!

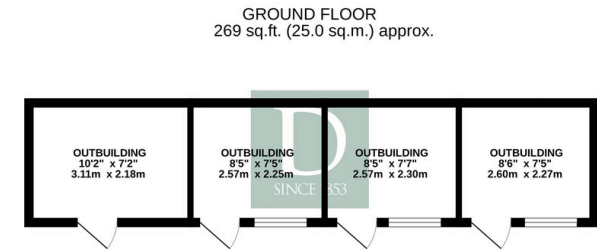




FLOOR PLAN



TOTAL FLOOR AREA: 2550 sq.ft. (236.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix ©2024.



TOTAL FLOOR AREA: 269 sq.ft. (25.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
 Made with Metropix ©2024.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : **01502 712122**
 Email : **beccles@durrants.com**