



# CLIFF HOUSE

26 BALLYGATE, BECCLES, NR34 9ND



A beautifully restored link-detached Victorian townhouse dating back to 1867, Cliff House unfolds across three impressive floors and is complemented by a detached one-bedroom annex, all just a short stroll from the heart of the town of Beccles

Having been the subject of an extensive and sympathetic refurbishment, with access available from both Ballygate and Puddingmoor, this is a truly exceptional opportunity to own a distinguished piece of Beccles' architectural heritage.

Perfectly positioned, Cliff House enjoys the rare privilege of combining the convenience of a central location with captivating rear views stretching across the River Waveney and the surrounding countryside. It is a setting that effortlessly balances town living with a remarkable sense of peace and outlook.

Extending to approximately 2,400 sq. ft. in the principal residence alone, the home offers an abundance of beautifully proportioned living space, with potentially six bedrooms arranged over three floors to provide exceptional flexibility for modern family life. The ground floor is centred around an elegant sitting room, complete with a characterful wood-burning stove, before flowing through to a superb kitchen and

dining room where contemporary finishes sit harmoniously alongside the home's period features. A second wood-burning stove enhances the welcoming atmosphere, creating an ideal space for both everyday living and entertaining. The first floor hosts three generous bedrooms and the family bathroom, while the principal suite enjoys the luxury of a private dressing area and en-suite shower room. The lower ground floor provides one main bedroom with two further rooms that can be used as further bedrooms, together with a well-appointed utility room and separate shower room, offering excellent versatility for growing families, guests or home working.

Beyond the main house, the detached annex presents an outstanding addition to the property, featuring an open-plan living and kitchen area, a spacious double bedroom, shower room and utility, all benefiting from its own independent entrance. To the side of the annex is a bike/storage area. Outside, the beautifully landscaped rear garden has been thoughtfully designed for low-maintenance



6

4

2





enjoyment, with an expansive patio perfectly positioned for al fresco dining while making the most of the stunning river views. Secure gated access from Puddingmoor leads to the property's off-road parking, completing this remarkable home.

### SERVICES

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

### TENURE

Freehold.

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – F





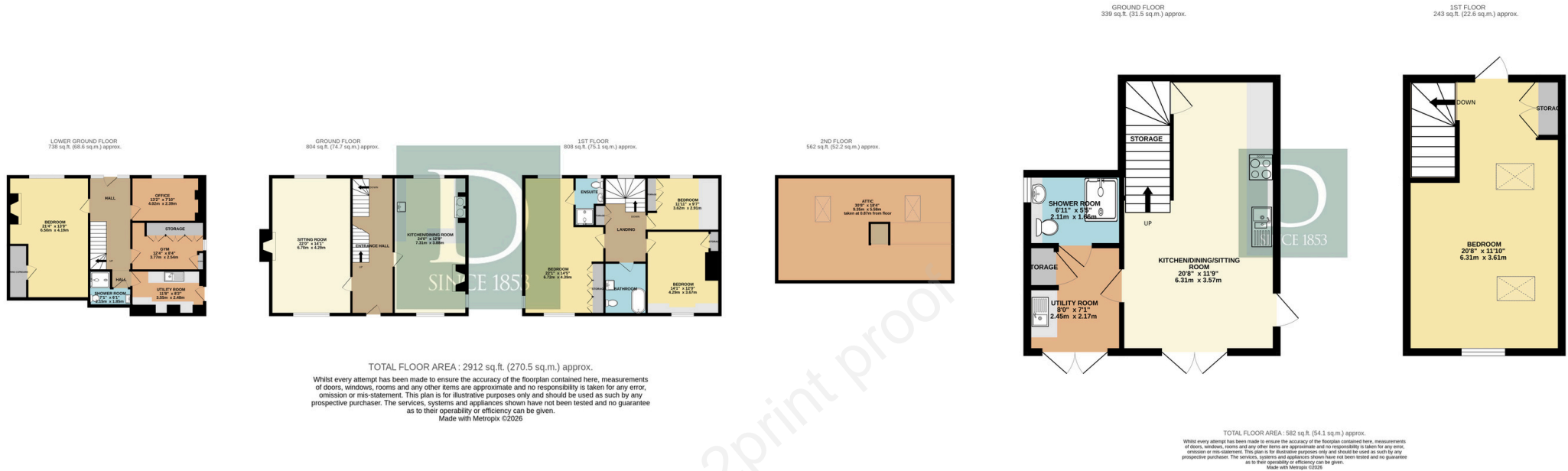
BEAUTIFULLY  
PRESENTED

TOWN CENTRE  
LOCATION





## FLOOR PLAN



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**