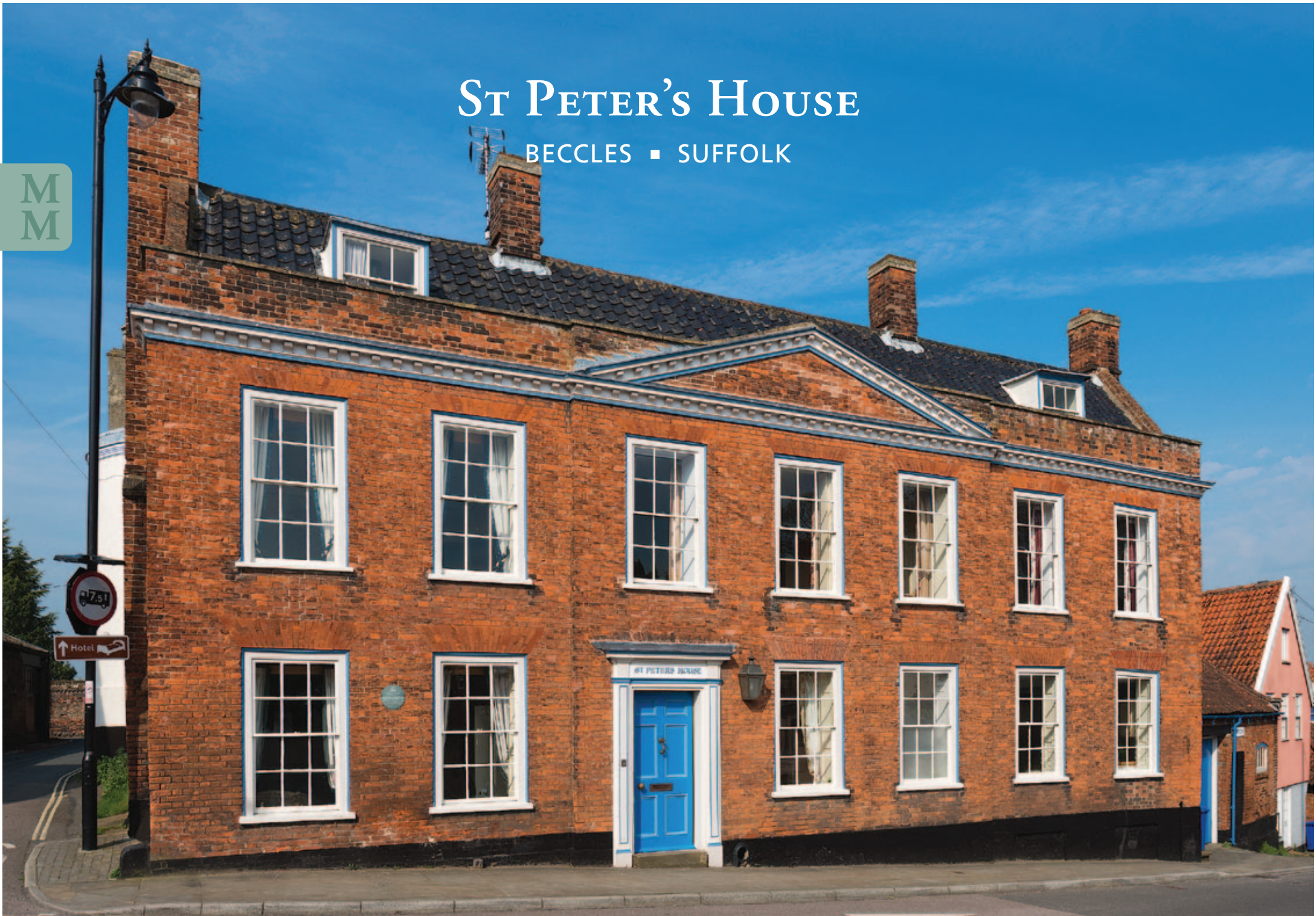


# ST PETER'S HOUSE

BECCLES ■ SUFFOLK

M  
M



# ST PETER'S HOUSE

BECCLES ■ SUFFOLK

Norwich: 17.7 miles, Southwold: 12.1 miles, Diss: 24.1 miles (All distances approximate)

**A stunning Grade I listed town house with river frontage, dating from the 11th century with Georgian additions in the heart of this popular market town. Elevated views over the River Waveney, garden of 0.6 acres with outbuildings, garage and private 70 ft mooring.**

## ACCOMMODATION

Reception hall • Drawing room • Dining room • Kitchen/breakfast room  
Morning room • Snug • Shower room • Utility room • Pantry • Cellar

Five double bedrooms • Two attic bedrooms • Two bathrooms

Double garage & off-road parking • Walled gardens and grounds of 0.6 acres with various outbuildings

Private 70ft mooring and river access



22 New Market, Beccles  
Suffolk NR34 9HD  
T : 01502 710180

E : beccles@muskermcintyre.co.uk

40b St Giles Street, Norwich  
Norfolk NR2 1LW  
T : 01603 859343

E : norwich@muskermcintyre.co.uk







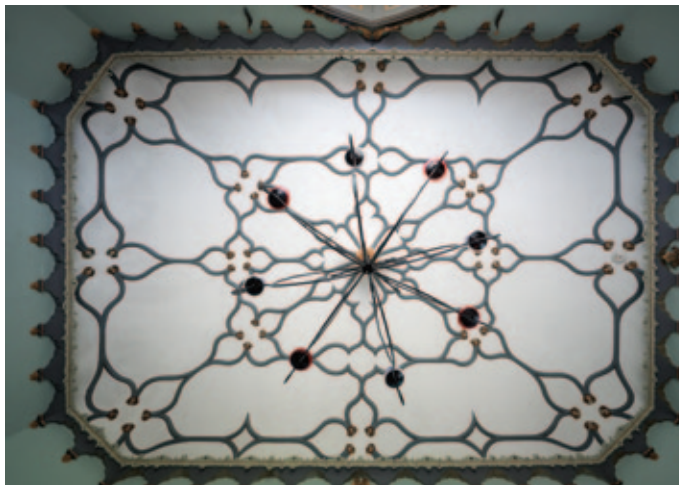
3

### THE PROPERTY

St Peter's House is "One of the most important architectural buildings in the Waveney Valley and East Anglia" being located in the heart of the town on Old Market. It lies on the site of the former Saxon chapel of St Peter's. The current house has emerged over the centuries, with major additions in the 1750s encompassing a 16th century cottage built into the flint towers that survived Henry VIIIth's Reformation. These were transformed into the Gothic stucco rear section which houses the drawing room and dining room which were designed in the Strawberry Hill Gothic style developed by Sir Horace Walpole. These double height reception rooms are approached by a galleried hall with Victorian tiled floor and arched Gothic doors. They both have full length sash windows with unusual Georgian stained glass windows combining Medieval and Dutch images of saints, boats, birds and butterflies as well as coats of arms and overlook the garden with elevated views of the river beyond. Both with working fireplaces and original shutters. The Georgian Gothic reception is particularly significant for its Rococo alcoves, ogees, ornate stucco, ribbed vaulting and a magnificent fire mantel.

The reception hall has original flagstone floors, original panelling and open fireplace. There are two further reception rooms linked by a hidden doorway: one Georgian with panelling, a secret cupboard and fireplace with cast iron stove; the other Tudor.

The generous kitchen/breakfast room is ideal for family living with plenty of space for a table and chairs, with a cream gas fired 2 oven AGA with an integrated electric module with 2 ovens and 4 halogen hobs. There are a good range of cream solid wood wall and base units with solid wood worktops, integrated fridge, dishwasher and natural limestone floors.





The adjacent utility room provides space for other appliances and has a back door to the garden and parking area.

A separate butler's pantry and recently converted shower room with a ceramic tiled walk-in shower and with contemporary white fittings complete the ground floor. There are three cellars which provide additional storage.

An attractive staircase leads up to the spacious accommodation on the first floor which offers five double bedrooms and family bathroom, many with original cast iron fireplaces and half/full shutters. The bathroom is well fitted with a contemporary white suite, limestone floor and down lighters. Stairs lead up to the two attic rooms and large bathroom which is equally well fitted. The house is truly unique with many outstanding features and is presented in immaculate condition throughout.

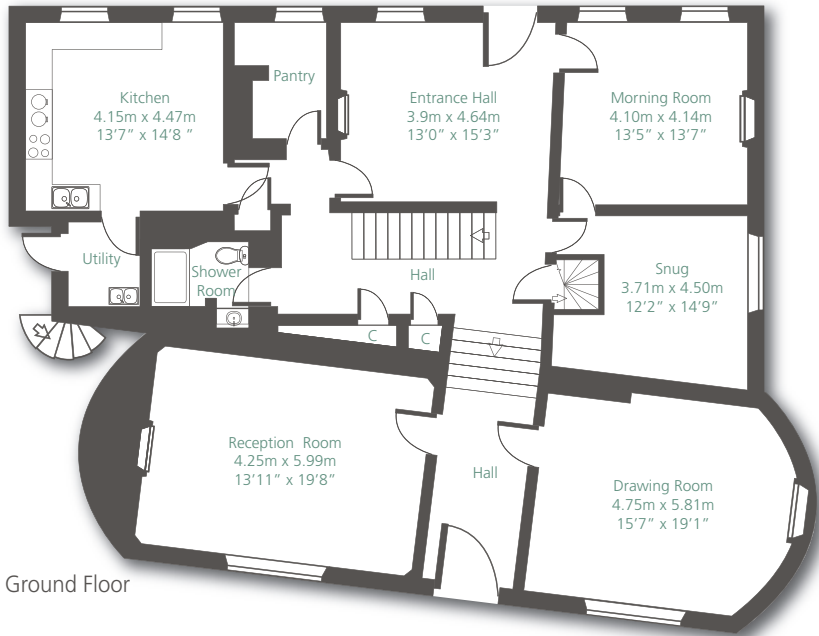




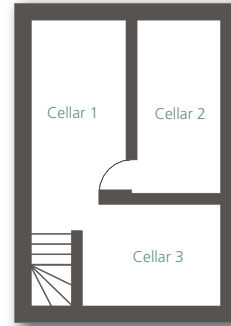


Approximate Gross Internal Area  
 358.7 sq m / 3861 sq ft (excluding outbuildings)  
 For identification only NOT TO SCALE.

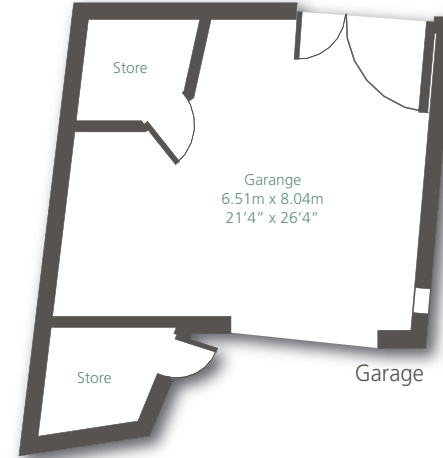
7



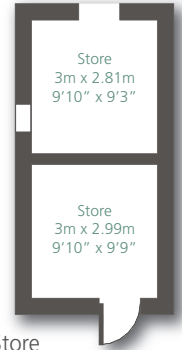
Ground Floor



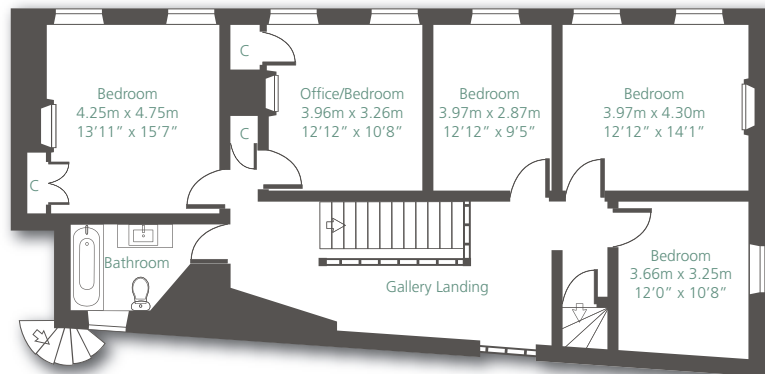
Cellar



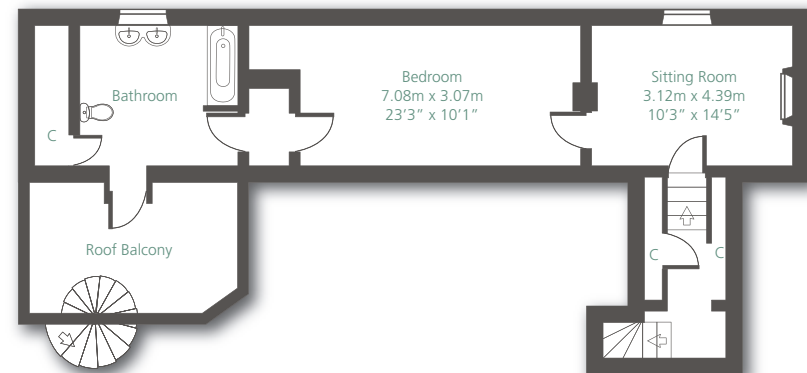
Garage



Store



First Floor



Second Floor



## OUTSIDE

The garden is secluded and private accessed through pedestrian gates from Puddingmoor or Northgate. It is enclosed by brick and flint walls with a row of mature trees and terraced steps leading down to the river and private 70ft mooring. The garden is mainly laid to lawn with mature shrubs and trees. There is a gravelled terrace, ideal for seating which runs along the rear of the drawing and dining room. The upper garden boasts a herbaceous flower bed with mature wisteria, rose and clematis swags and a walled kitchen garden with raised beds and fruit bushes. Meadow flowers bloom under the trees in the lower garden towards the river. A further part of the garden lies through a Gothic gate, this courtyard area provides off-street parking and turning, various redbrick outbuildings and attractive pergola seating area. The garage is accessed from Northgate, partly open fronted into the courtyard allowing access for parking. The garden and grounds extend to approximately 0.6 acres with a secluded and private feel and outstanding views over the River Waveney and beyond.

## LOCATION

The property is within moments walking distance to the centre of Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. There is a bus station with a local daily service to Loddon and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station has a line to London Liverpool Street (approx 2.5 hrs). The town is located on the Waveney River which is a gateway to the Broads network. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

## TENURE

Vacant possession of the freehold will be given upon completion.

## FIXTURES & FITTINGS

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## AGENTS NOTE

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

## SERVICES

Gas fired central heating and hot water. All mains connected.

## LOCAL AUTHORITY

Waveney District Council/Broads Authority

## TAX BAND G

## POSTCODE

NR34 9AP



M  
M

# [muskermcintyre.co.uk](http://muskermcintyre.co.uk)

*To book a viewing, please call us at Beccles, tel: 01502 710180  
or Norwich, tel 01603 859343*

22 New Market, Beccles, Suffolk, NR34 9HD  
[beccles@muskermcintyre.co.uk](mailto:beccles@muskermcintyre.co.uk)

40b St Giles Street, Norwich, Norfolk, NR2 1LW  
[norwich@muskermcintyre.co.uk](mailto:norwich@muskermcintyre.co.uk)

#### Offices at:

Harleston Tel: 01379 882535  
Beccles Tel: 01502 710180  
Loddon Tel: 01508 521110  
Bungay Tel: 01986 888160  
Halesworth Tel: 01986 888205  
Norwich Tel: 01603 859343  
Saxmundham Tel: 01728 888117  
Bury St Edmunds Tel: 01284 848454

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.







M  
M  
MUSKER  
MCINTYRE  
ESTATE AGENTS