



416 Beccles Road, Carlton Colville

Lowestoft



Minors & Brady

416 Beccles Road

Carlton Colville, Lowestoft

Commanding attention from the moment it is glimpsed along Beccles Road, Rookery House showcases grandeur and character, entwined with lifestyle and potential. This executive family home offers over 3,200 sqft of elegant accommodation, replete with original timber beams, decorative mouldings, and a twisted oak staircase that speaks of craftsmanship long cherished. Six generous bedrooms, including a 21ft principal suite with private dressing rooms, alongside flexible reception rooms, a farmhouse-style kitchen with a traditional Aga, and extensive gardens with a swimming pool and mature trees, provide the perfect canvas for family life, entertaining, and refinement. A home of enduring character and sophistication, ready for the next chapter.

Agents Notes

Freehold

Connected to all mains services.

Brand new boiler installed 5 years ago.



M&B



M&B

416 Beccles Road

Carlton Colville, Lowestoft

- Rookery house sits on a prominent position down Beccles Road in the desirable Carlton Colville, with a quiet backdrop of Rookery Golf Club
- Executive family home that is one-of-a kind, with a substantial 3,213 sqft of grand and characterful accommodation that has a huge amount of potential to be renovated or extended (stpp)
- Rich in character showcasing original tiled flooring, exposed timber beams, rustic brick-work, a handcrafted timber front door, a twisted oak newel staircase and decorative gold mouldings
- A vast driveway providing ample off-road parking, a double garage for storing vehicles or workshop use, complemented by maintained gardens and tall mature trees for seclusion
- Farmhouse-style kitchen and breakfast room featuring a traditional Aga cooker set within a brick surround, bespoke cabinetry, ceramic sink, and multiple large windows
- A 21ft sitting room that opens into the dining room, centred around a decorative feature fireplace, with large sliding doors that open out to the garden
- A flexible snug with the potential to be home office, a practical utility room for laundry appliances and a lobby/boot room for storing outdoor wear
- Six generous bedrooms including a 21ft principal suite with private dressing rooms, alongside a family bathroom, a shower room, and a versatile office
- Gardens with plenty of potential, featuring a lawn, patio seating area ideal for summer gatherings and an outdoor swimming pool with original stone balustrade



416 Beccles Road

Carlton Colville, Lowestoft

Location

Beccles Road in Carlton Colville is a well-connected residential area offering both convenience and access to local amenities. Directly opposite the property is a regular bus stop providing services into Lowestoft town centre, with further routes linking to Beccles and beyond, making commuting straightforward. For daily essentials, residents benefit from nearby local shops, while larger shopping trips are easily accommodated at Pakefield Retail Park, just a short drive away, which hosts a variety of supermarkets and high-street stores.

Leisure options include Rookery Golf Course, a welcoming space for golf enthusiasts and outdoor recreation. Families have access to good local schools, including Carlton Colville Primary Academy and Northfield St Nicholas Primary School, while secondary education is available at East Point Academy. The area provides easy road connections northwards to Beccles and westwards to the city of Norwich, supporting both work and leisure travel. With a balance of local convenience, recreational opportunities, and strong transport links, Beccles Road offers a practical and accessible base for everyday life in this part of Suffolk.



416 Beccles Road

Carlton Colville, Lowestoft

Perched upon a commanding position along the distinguished Beccles Road, Rookery House stands as an exceptional testament to timeless English charm, overlooking the expanse of Rookery Golf Club. This executive family residence is one-of-a-kind, offering an imposing 3,213 sqft of grand and characterful accommodation, brimming with potential for renovation or extension (subject to planning permission).

From the first approach, the home exudes a sense of grandeur and welcome. Set well back from the road, a vast driveway affords ample off-road parking for up to 8 vehicles, flanked by meticulously maintained gardens and towering, mature trees that afford rare privacy. A double garage, equipped with an electric up-and-over door, stands ready to accommodate vehicles, serve as a workshop, or provide abundant storage.

The entrance is marked by a substantial storm porch, beneath which a traditional post box sits, and a handcrafted timber door opens into a capacious entrance hall. Here, the eye is immediately drawn to the twisted oak newel staircase, a striking centrepiece, whilst a convenient WC resides discreetly beneath.

To the right, the house unfolds into elegant reception rooms: a dining room, and a sitting room, forming an effortless social hub. The dining area comfortably houses a large dining set-up, whilst the sitting room, centred around a decorative fireplace, is adorned with decorative gold mouldings and elegant chandeliers. Sliding doors extend the space to the garden, facilitating al fresco entertainments and summer soirées.



M&B

416 Beccles Road

Carlton Colville, Lowestoft

To the left, a flexible snug awaits, versatile as a home office, children's playroom, or an additional bedroom. At the heart of the home lies the farmhouse-style kitchen and breakfast room, where attention is drawn to the Aga cooker ensconced within a brick surround. Fitted cabinetry, a traditional sink, and ample space for refrigeration complete a room as practical as it is charming. Adjacent lies a utility room with further cabinetry, a ceramic hob, and plumbing for laundry appliances, as well as a lobby/boot room for outerwear.

Ascending to the first floor reveals six generous bedrooms, including a principal suite of 21ft in length, with private dressing rooms. Comfort and privacy abound, with several rooms offering built-in wardrobes, alongside a family bathroom with corner bathtub, a shower room with 'his and hers' sinks, and a versatile office or storage room.

The gardens mirror the home's character and potential. A rear storm porch leads to a maintained lawn and patio, ideal for summer entertainments. Original stone balustrades surround a swimming pool, whilst mature hedging and towering trees ensure complete privacy. Large garden sheds provide generous storage for implements and equipment.

Rookery House is more than a residence; it is a lifestyle. It offers grandeur, character, and potential, within one of Carlton Colville's most desirable addresses, a dwelling that invites both family life and distinguished entertaining.

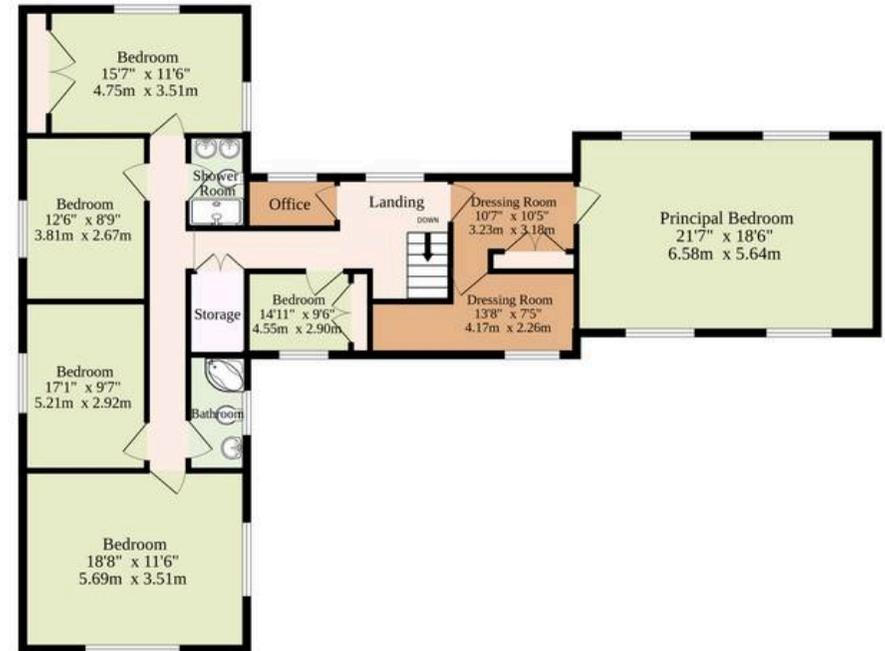


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
1747 sq.ft. (162.3 sq.m.) approx.



1st Floor
1466 sq.ft. (136.2 sq.m.) approx.



Sqft Excludes Hallways, Bathroom Facilities And The Double Garage.

TOTAL FLOOR AREA : 3213 sq.ft. (298.5 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.

Made with Metropix ©2026

Dreaming of this home? Let's make it a *reality*



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Valuer



Meet *Ollee*
Senior Property Consultant

Minors & Brady
Your home, our market

 oultonbroad@minorsandbrady.co.uk

 01502 447788

 Ivy Lane, Oulton Broad, NR33 8QH

CAISTER-ON-SEA | DEREHAM | DISS | LETTINGS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk