



12 Viewpoint Mews, Shipmeadow

Beccles



Minors & Brady

12 Viewpoint Mews

Shipmeadow, Beccles

Steeped in history yet thoroughly reimagined for contemporary living, this exceptional Grade II listed home at Shipmeadow preserves its architectural integrity, high ceilings, exposed timber beams, rustic doors and cottage-style windows, while introducing refined, contemporary interiors across three floors. Extending to 1,657 sqft, the accommodation comprises a beautifully proportioned reception room, a farmhouse-style kitchen with bespoke window seat, four versatile bedrooms, and two luxurious bathrooms, including a principal suite with freestanding bath, dual vanities and a walk-in shower. Outside, private courtyards at front and rear, alongside maintained communal grounds and sweeping country fields, create a sense of space, light and tranquillity, complemented by allocated and visitor parking. Perfectly positioned between the market towns of Beccles and Bungay, with access to local amenities, excellent schools, riverside walks and transport links, the home offers an enviable lifestyle that balances privacy, community and timeless Suffolk charm.

Agents Notes

Freehold. Grade II listed.

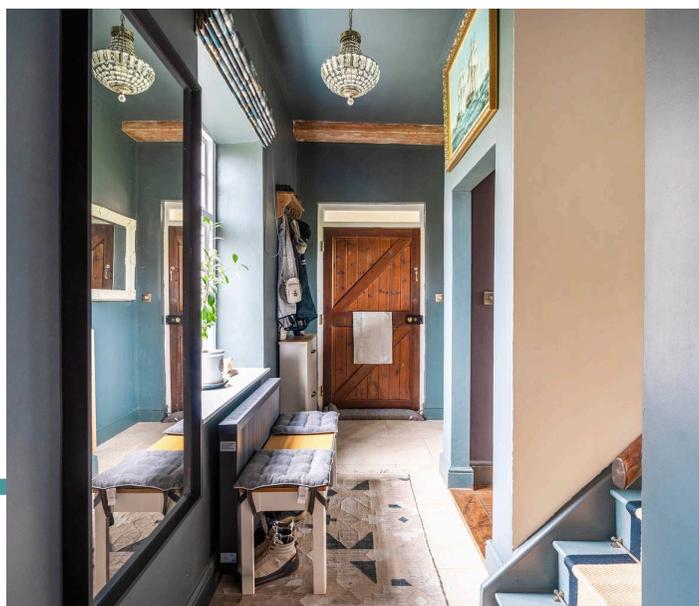
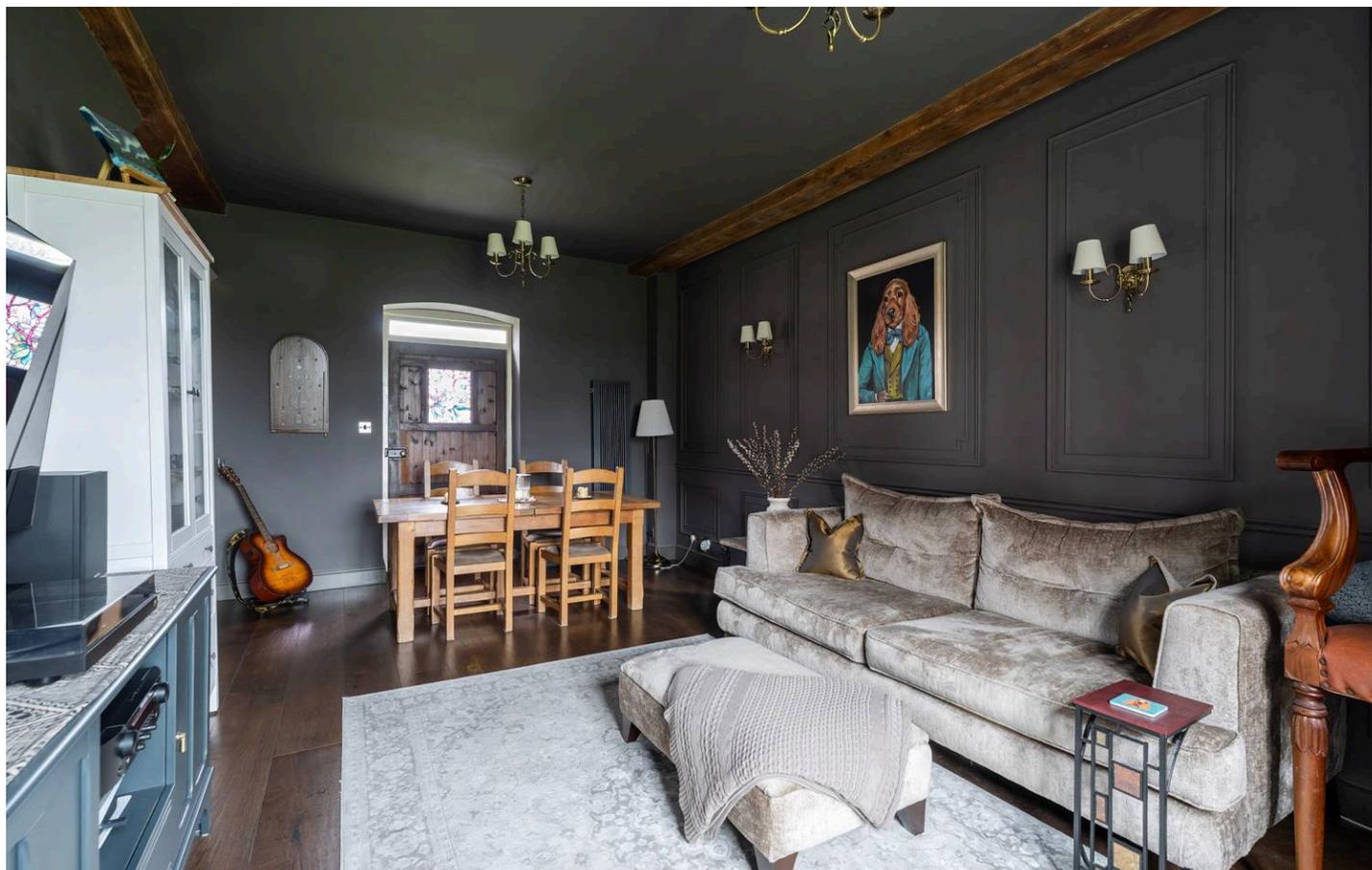
Maintenance fee: £40 pcm for the communal grounds.

Connected to mains water, electricity and drainage.

Heating system: Electric, with a smart metre installed.

The owners own the right to the passageway, but it can be used by the public as a pass through.

M&B



12 Viewpoint Mews

Shipmeadow, Beccles

Shipmeadow

Viewpoint Mews is located in the village of Shipmeadow, in the county of Suffolk, England. The village sits on the banks of the River Waveney, which forms the border between Suffolk and Norfolk, and is surrounded by open countryside.

Shipmeadow has a rich history and features several historic buildings, including the Grade II listed St Bartholomew's Church.

The River Waveney is a key feature of the area, offering activities such as fishing for pike, perch, and roach, as well as boating and canoeing through local hire services. The river also supports a variety of wildlife, including otters, kingfishers, and herons, making it popular with nature enthusiasts.

Local schools include Ellingham Voluntary Controlled Primary School and Gillingham St Michael's Church of England Primary School, providing convenient education options for families. Nearby shopping is available at Bungay Co-op and Halesworth Spa, while the village itself has a shop, a pub, and a farm shop selling locally sourced produce.

Transport connections are good, with Beccles Train Station within easy reach, providing links to larger towns and cities across Suffolk and Norfolk. Viewpoint Mews offers a quiet village location with access to local amenities, schools, and transport, making it a practical choice for residents.



M&B

12 Viewpoint Mews

Shipmeadow, Beccles

Set within the distinguished and historically significant former workhouse at Shipmeadow, this exceptional Grade II listed residence represents a rare opportunity to acquire one of the finest examples of sensitively reimagined heritage living in Suffolk. Dating back to the mid-18th century, the original “house of industry” was conceived as a pioneering social institution, its striking H-shaped red-brick form standing as a testament to early approaches to welfare and community provision. Over the centuries, the building has witnessed profound social evolution, transitioning from a place of industry and care to its present incarnation as an exclusive collection of private homes.

This particular residence holds a unique position within the building’s story, being one of the last properties to remain untouched since the 1980s before undergoing a comprehensive and meticulous renovation. The result is a home of remarkable character and integrity, where the architectural language of the past has been preserved and enhanced through thoughtful, contemporary intervention. High ceilings, exposed timber beams, rustic joinery and traditional cottage-style windows are harmoniously balanced with refined finishes and modern comforts, creating an atmosphere that is both grounded in history and entirely suited to present-day living.



12 Viewpoint Mews

Shipmeadow, Beccles

Arrival and setting

The approach to the property is both understated and quietly impressive. The immediate setting is defined by a sense of calm and space, with sweeping country fields providing a picturesque and ever-changing backdrop. The residence itself enjoys both a privately owned courtyard to the front and rear, offering opportunities for planting, raised beds or informal outdoor seating. These spaces, while open in aspect to neighbouring properties, contribute to the overall sense of a shared yet respectful community environment.

A communal parking area provides allocated resident parking alongside additional spaces for visitors, ensuring practicality without detracting from the character of the setting. Beyond, a communal playing field extends the feeling of openness and offers a valuable amenity for recreation and leisure.

Reception spaces

Accessed via a discreet passageway, ideal for the practicalities of daily living, the entrance to the home introduces a sequence of spaces that unfold with elegance and coherence. The entrance hall itself sets the tone, offering a welcoming area for coats and outdoor wear while immediately conveying the quality and attention to detail that defines the interior.

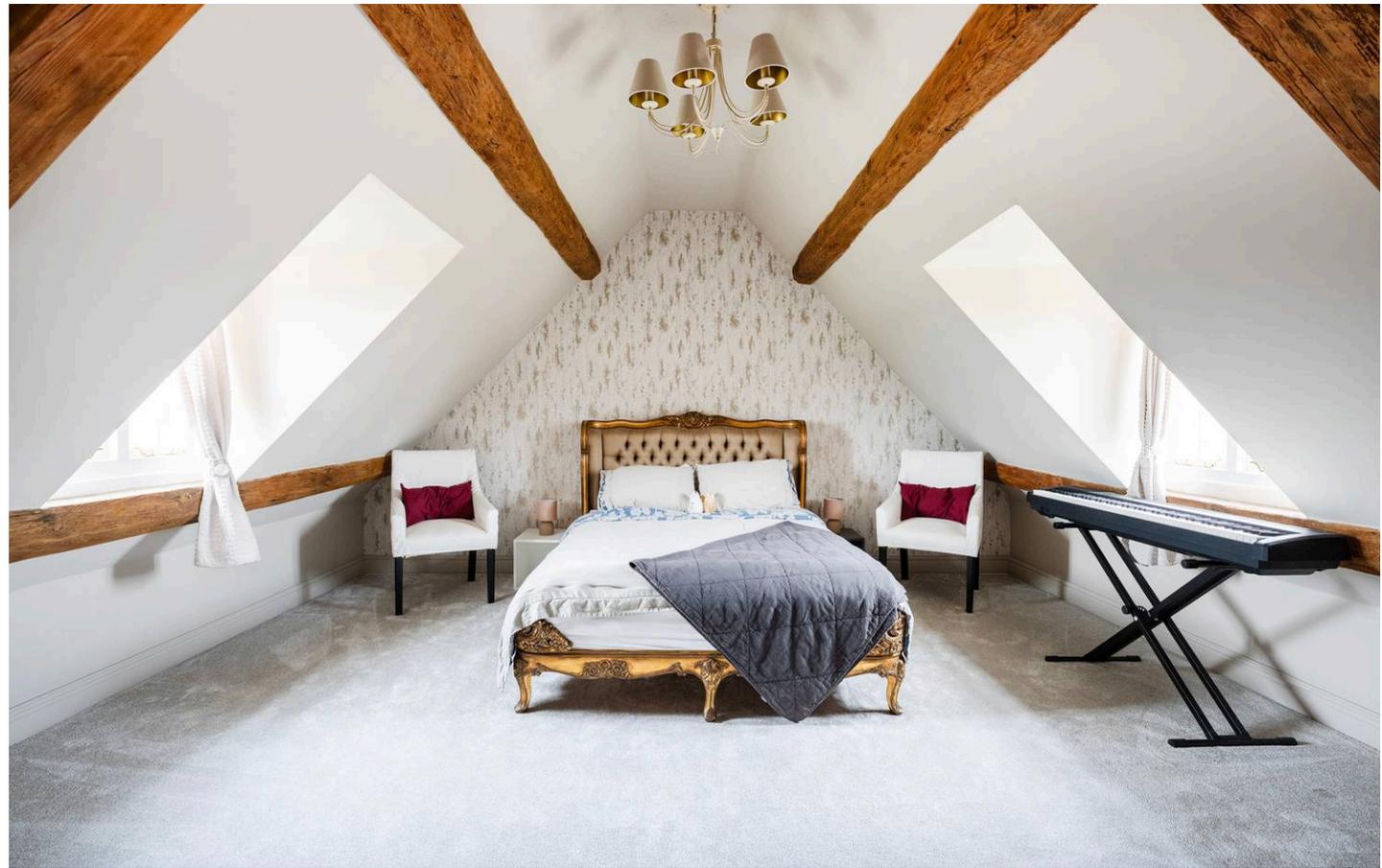


12 Viewpoint Mews

Shipmeadow, Beccles

From here, the principal reception room is revealed, a beautifully proportioned space where period character and contemporary styling are seamlessly interwoven. Rich hardwood flooring grounds the room, while carefully selected wall tones and stylish panelling add depth and refinement. The generous ceiling height enhances the sense of volume, allowing natural light to move freely throughout the space. This is a room designed for both relaxation and entertaining, with ample space for comfortable seating as well as a considered dining arrangement.

At the core of the home lies a beautifully appointed farmhouse-style kitchen, a space that perfectly encapsulates the property's blend of heritage charm and contemporary functionality. Designed with both aesthetics and practicality in mind, the kitchen features quality cabinetry, integrated appliances and carefully curated detailing that elevates it beyond the ordinary. A bespoke window seat provides a focal point, offering a place to pause and enjoy views of the surrounding setting, while decorative shelving introduces opportunities for personalisation and display.



M&B

12 Viewpoint Mews

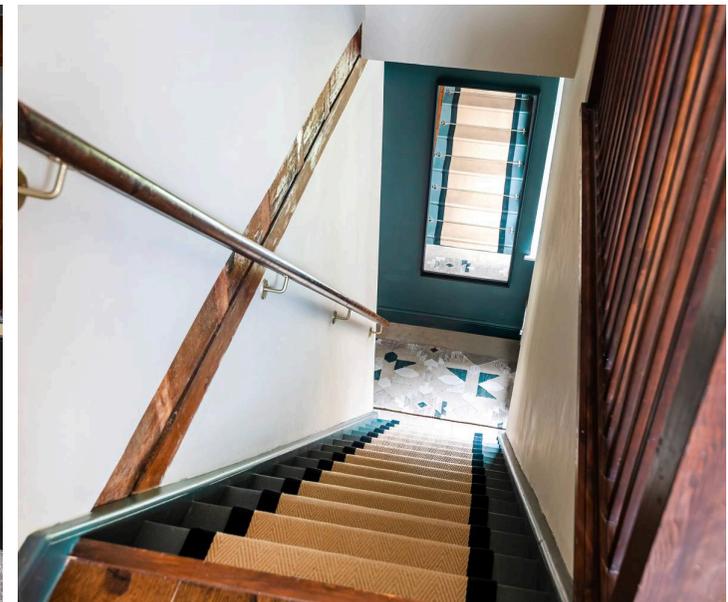
Shipmeadow, Beccles

Bedrooms and suites

Ascending to the first floor, two well-proportioned double bedrooms are accompanied by a discreet utility cupboard, providing practical space for laundry and storage. The principal suite on this level is particularly impressive, beautifully styled and enhanced by the introduction of a sliding barn door that leads to an exceptional en-suite bathroom. It has been finished to an exacting standard, featuring 'his and hers' vanity sinks, a freestanding bathtub and a generous walk-in shower, alongside a WC.

The second bedroom on this floor is currently utilised as a fitness room, demonstrating the flexibility of the accommodation. Equally suited as a guest bedroom, home office or children's playroom, it offers adaptability to suit a variety of lifestyles.

A separate family bathroom serves the remaining accommodation, fitted with patterned tiled flooring, a contemporary wash basin, WC and a shower cubicle.



12 Viewpoint Mews

Shipmeadow, Beccles

The second floor introduces two further bedrooms, each with its own distinct character. One is particularly generous in scale, defined by a pitched roof, exposed beams and elevated views across the surrounding grounds, an atmospheric and tranquil retreat that celebrates the building's architectural heritage. The fourth bedroom, illuminated by a Velux window, offers a more intimate space that could equally serve as a dressing room, study or additional bedroom, depending on individual requirements.

Across all bedrooms, the emphasis is on comfort, light and architectural interest, ensuring that each space feels both purposeful and inviting.

Preserving the past, perfected for today

This remarkable residence offers not only a beautifully restored home, but an opportunity to become part of a living piece of Suffolk's history. It is a property defined by its past, yet entirely focused on the present, where craftsmanship, setting and thoughtful design come together to create a home of enduring appeal.



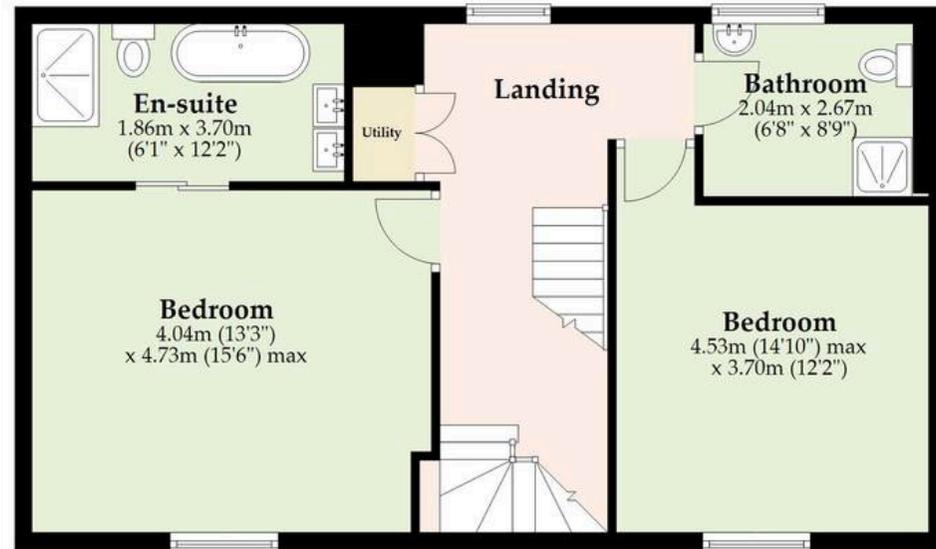
Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)
(excluding Entrance Hall)



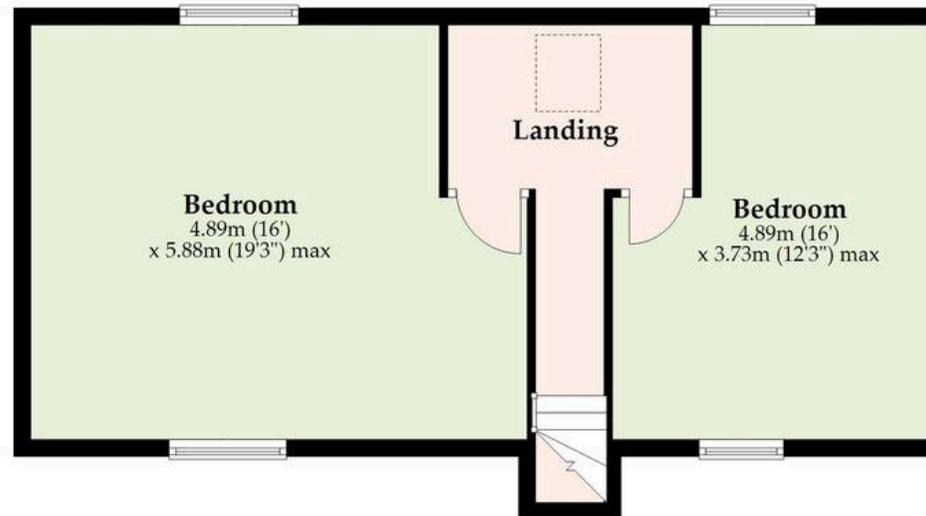
First Floor

Approx. 63.6 sq. metres (684.9 sq. feet)



Second Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



Total area: approx. 154.0 sq. metres (1657.8 sq. feet)

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.

Plan produced using PlanUp.

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



Meet *Macey*
Branch Manager



Meet *Bradley*
Senior Property Lister



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
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk