



2 Forge Cottages The Street, North Cove

Beccles



Minors & Brady

2 Forge Cottages The Street

North Cove, Beccles

From the moment you arrive, this cottage feels like a place designed for easy, enjoyable living, with its characterful interiors, warm atmosphere and gardens that naturally draw you outdoors. Beautifully presented throughout, the three-bedroom layout includes an inviting open-plan sitting and dining room with exposed beams, a modern fitted kitchen and a separate utility room, all finished with quality fixtures and fittings. The wrap-around gardens offer a wonderful backdrop to daily life, complete with a summer house, raised deck and mature planting, while the village setting provides peaceful surroundings with excellent links to Beccles, Norwich and the well-regarded Barnby School. A stylish and welcoming home in a location that supports a relaxed, well-connected lifestyle.



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2 Forge Cottages The Street

North Cove, Beccles

- Beautifully presented three bedroom character cottage in a sought after North Cove setting
- Open plan sitting and dining room with exposed wood beam details and wood burner
- Modern fitted kitchen with integrated appliances and quality fixtures and fittings
- Separate utility room providing additional storage and appliance space
- Versatile ground floor third bedroom or study
- Two well proportioned first floor bedrooms with pleasant garden views
- Contemporary bathroom with vanity unit and bath with overhead shower
- Attractive wrap-around gardens with mature planting, patios and raised beds
- Summer house, pergola and two sheds offering useful additional space
- Unrestricted on road parking with potential to create a private driveway via the side (subject to necessary permissions)



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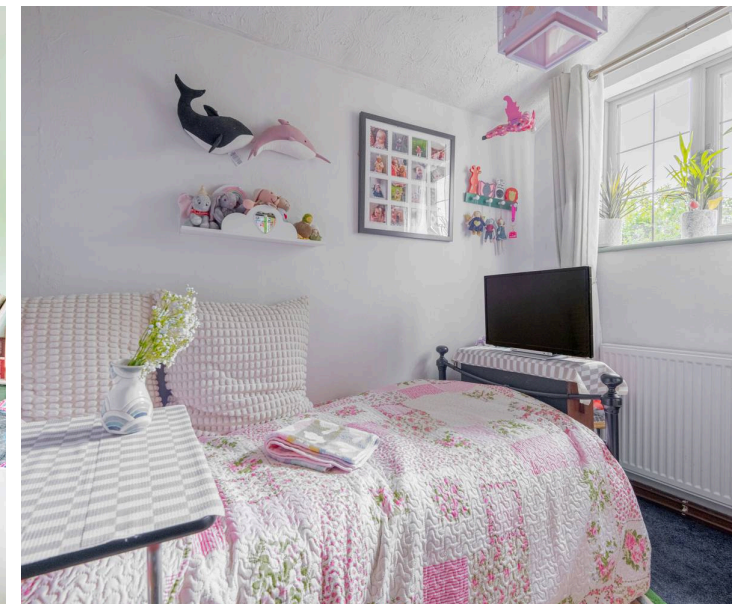
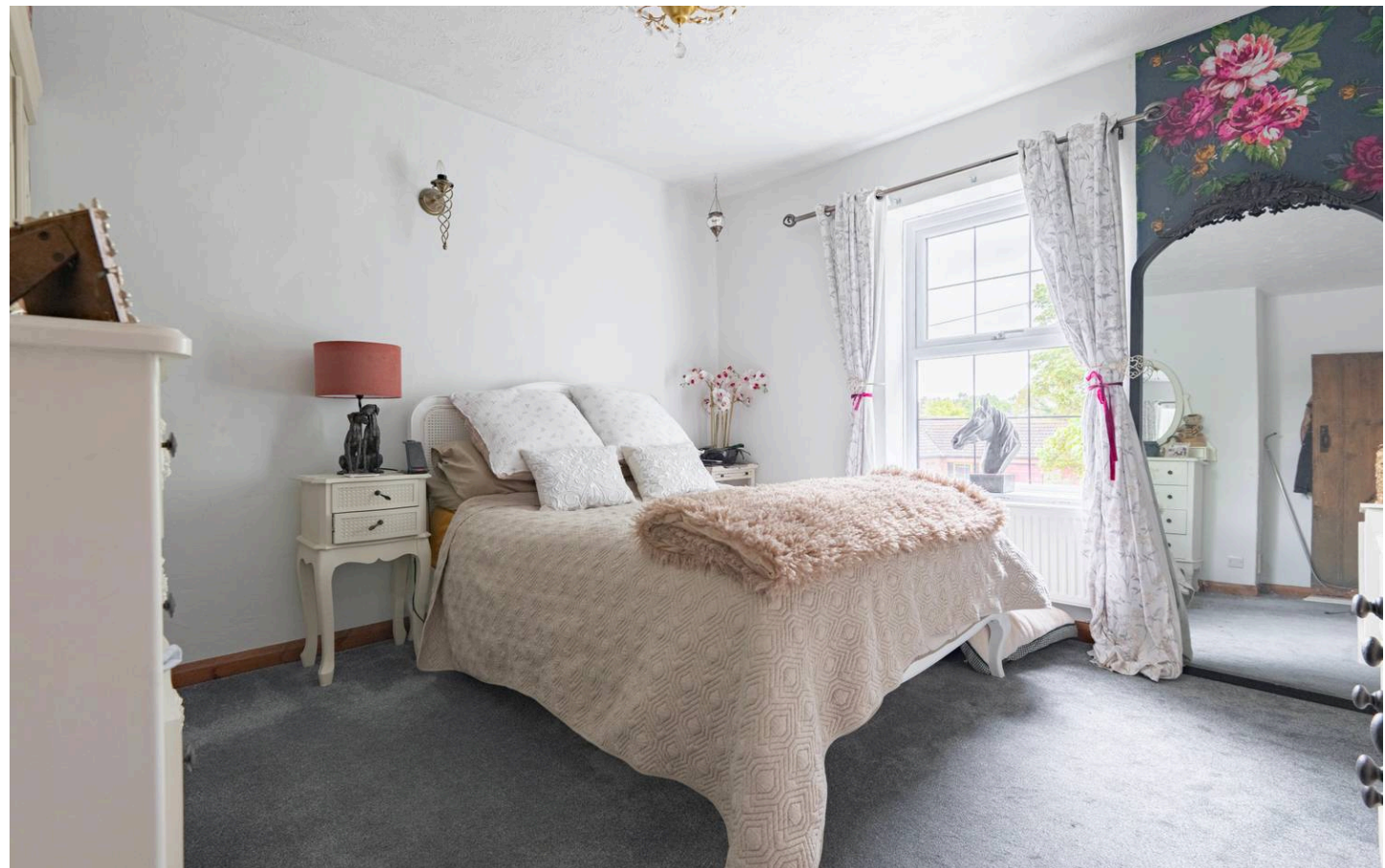
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North Cove, Beccles

North Cove

The Street sits at the heart of North Cove, a small Suffolk village surrounded by open countryside and close to the River Waveney. It offers a settled, residential setting with a strong sense of space, while still giving you quick access to nearby towns. Beccles is only a few minutes away for everyday shopping, cafés, leisure facilities and local services, with Lowestoft and the city of Norwich both reached easily along the A146 for wider retail, employment and entertainment. Practical amenities are close at hand, including Morrisons and Tesco in Beccles as the nearest supermarkets, with further options in Lowestoft.

Families look toward Barnby & North Cove Primary School in the village and Sir John Leman High School in Beccles for secondary education. Transport links are straightforward, with Beccles railway station offering services toward Lowestoft and Ipswich, and regular bus routes running along the A146. The area suits a lifestyle centred around village living, access to riverside walks, nature reserves and the convenience of having well-served towns within easy reach.



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A beautifully presented three-bedroom cottage in the sought-after village of North Cove, this home offers an appealing balance of character, comfort and modern practicality. Thoughtfully updated and well cared for, it provides an inviting setting both inside and out, with charming period details, generous natural light and exceptional gardens that wrap around the property.

The open-plan sitting and dining room forms an inviting central space, where exposed wood beams, a brick-built wood burner and French doors to the garden create a charming atmosphere. The modern fitted kitchen is well arranged with contemporary units, integrated appliances and quality fittings, while the adjoining utility room provides additional storage, work surfaces and space for laundry appliances. A versatile ground-floor room offers the option of a third bedroom or a study, making it ideal for home working or guest use.

Upstairs, two comfortable bedrooms are served by a well-appointed bathroom featuring a vanity unit, bath with overhead shower and tasteful finishes. Each room enjoys pleasant views across the gardens, adding to the cottage's sense of privacy and calm.



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The wrap-around gardens are a standout feature, thoughtfully landscaped to provide a variety of areas for relaxation and outdoor dining. Established planting, mature trees and raised beds create year-round interest, while two patio areas and a raised deck offer excellent spaces for entertaining. A summer house, pergola and two sheds provide further versatility for hobbies or storage.

The property benefits from unrestricted on-road parking to the front, with the potential to create a private driveway via the accessible side of the plot.

Agents Note

Freehold (Flying freehold in the first-floor bathroom).

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please note: Minors & Brady are unable to verify the parking.



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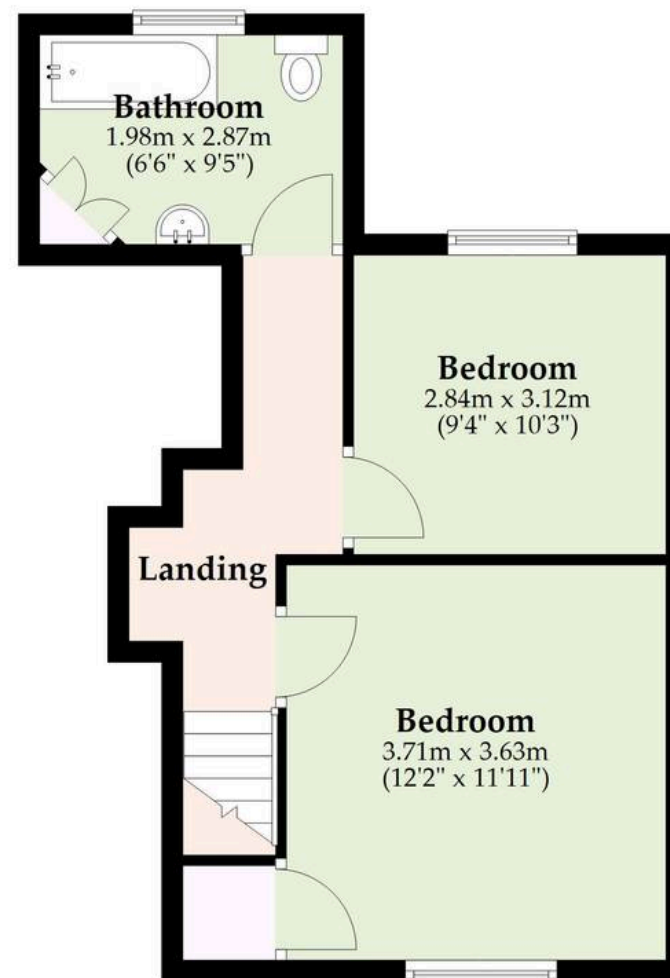
Ground Floor

Approx. 48.8 sq. metres (525.1 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 85.0 sq. metres (914.9 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.

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