



Rowan House Staithe Road, Burgh St. Peter

Beccles



Minors & Brady

Rowan House Staithe Road

Burgh St. Peter, Beccles

A peaceful rural setting, generous living space and far-reaching field views make this detached home an inviting choice for families seeking comfort, flexibility and a strong connection to the outdoors. Four double bedrooms, a bright living room with a wood burner and garden-facing French doors, a well-equipped kitchen, plus a versatile additional reception room all contribute to a layout that supports busy family routines and relaxed evenings alike. The modern bathroom with both bath and separate shower adds everyday practicality, while outside, the newly laid patio, expansive lawn, fruit trees and dedicated hot tub area create a superb setting for entertaining, unwinding and enjoying the surrounding wildlife. With ample off-road parking and a garage completing the picture, this is a home that offers space, privacy and a lifestyle perfectly suited to family living.



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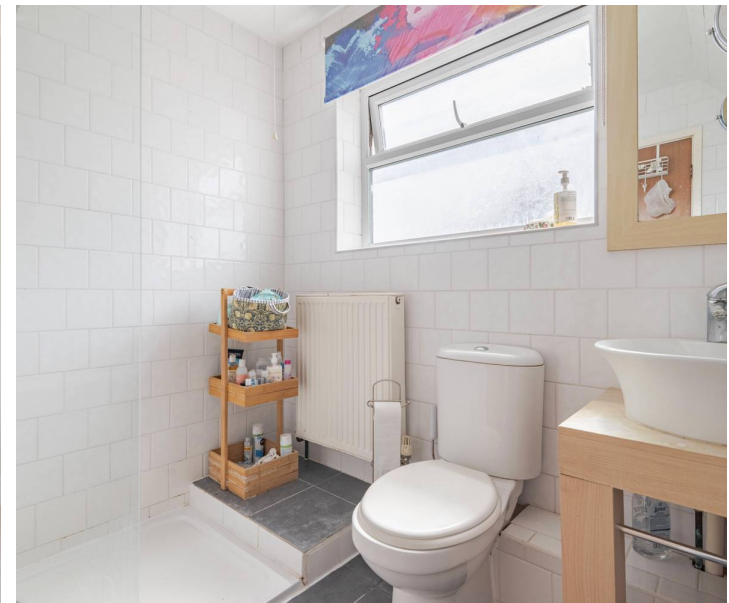


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Rowan House Staithe Road

Burgh St. Peter, Beccles

- Detached family home offering generous and versatile accommodation in the desirable area of Burgh St. Peter
- Uninterrupted field views creating a private setting with regular wildlife
- Four double bedrooms providing comfortable space for family living
- Bright living room with wood burner and French doors opening to the garden
- Well equipped kitchen featuring extensive units, eye level double oven, integrated appliances and dining area
- Additional reception room suitable for home working, a snug or playroom
- Modern family bathroom with bath, separate shower, tiled finish and practical storage
- Expansive rear garden including newly laid patio, lawn, fruit trees and hot tub area
- Ample off road parking complemented by a garage with power
- Peaceful rural location opposite the village playing field and ideal for family life



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Rowan House Staithe Road

Burgh St. Peter, Beccles

Burgh St. Peter

Staithe Road sits within the quiet riverside setting of Burgh St Peter, a small Suffolk village surrounded by open farmland and the winding River Waveney. It offers a lived-in rural feel rather than anything staged, with day-to-day amenities found in nearby Wheatacre, Aldeby and Beccles, the latter being the main local town for shopping, cafés and practical services.

The closest supermarket is Tesco Beccles, around a ten-minute drive, and families typically look to Burgh St Peter Primary (Gillingham) and Beccles' secondary schools, including Sir John Leman High, for education. Transport links are straightforward: Beccles provides rail connections towards Lowestoft and Ipswich, while road routes lead easily to the A146 for Norwich.

Living here suits anyone who values space, waterway walks and a slower, countryside-centred routine, with the Broads, market-town amenities and coastal trips all within comfortable reach.



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Rowan House Staithe Road

Burgh St. Peter, Beccles

Set in an idyllic rural position with far-reaching field views, this detached family home offers generous space, excellent versatility and a welcoming atmosphere throughout. With four double bedrooms, multiple reception areas and a superb garden designed for outdoor living, it provides an appealing setting for modern family life.

The ground floor centres around a bright, well-proportioned living room, where a wood burner creates a warm focal point and French doors open directly onto the garden.

The kitchen is well equipped with a comprehensive range of wall and base units, ample work surfaces, an eye-level double oven, integrated dishwasher and space for further appliances.

A dining area sits alongside, forming a natural hub for everyday meals and family gatherings. An additional reception room offers flexibility for home-working, a snug or a playroom, giving families the freedom to adapt the space as needs evolve.

Upstairs, four double bedrooms provide comfortable accommodation, each enjoying good natural light. The family bathroom is fitted with a bath, separate shower, wash basin and WC, with tiled walls and flooring for a clean, practical finish.



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Rowan House Staithe Road

Burgh St. Peter, Beccles

The rear garden is a standout feature. A newly laid patio provides an ideal space for outdoor dining, while the expansive lawn, fruit trees and established planting create a lovely backdrop for children to play and adults to unwind. A dedicated hot tub area sits to one side, perfectly placed to enjoy the uninterrupted countryside views and regular wildlife sightings. With no neighbours behind, the garden feels wonderfully private.

To the front, the property benefits from ample off-road parking and a garage with power, ensuring everyday convenience.

Overall, this is a well-arranged home in a peaceful rural setting, offering generous space inside and out, excellent versatility and a lifestyle perfectly suited to family living.

Agents Notes

Freehold

Connected to mains water and electricity.

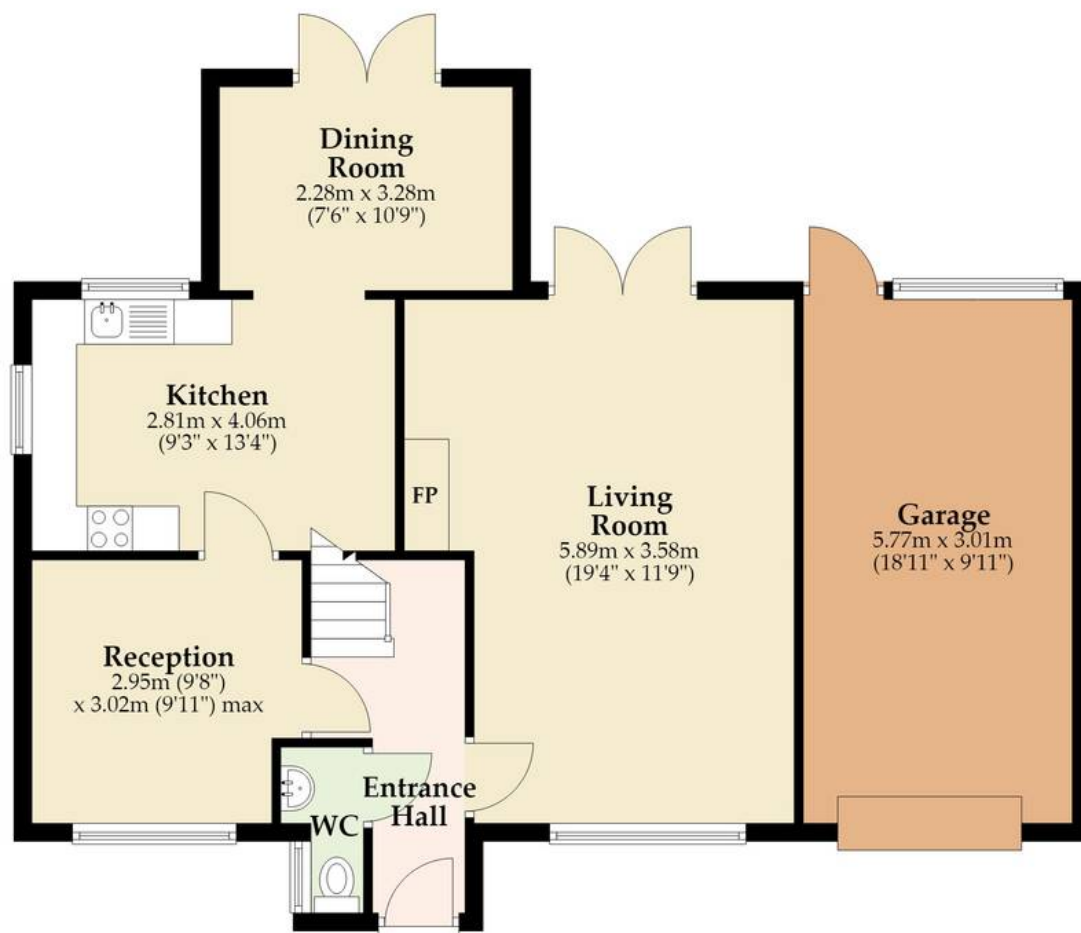
Oil central heating.



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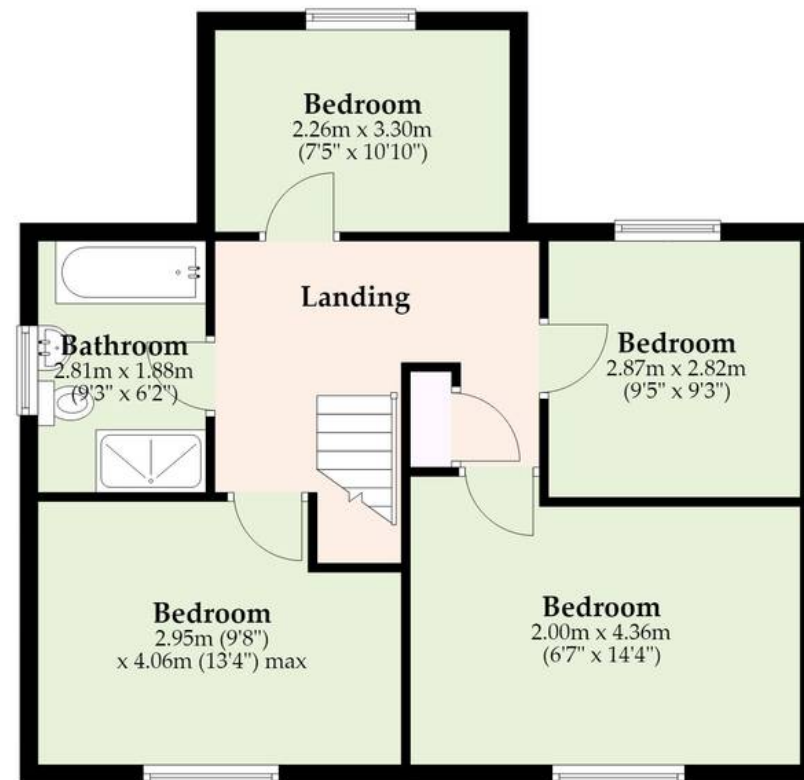
Ground Floor

Approx. 77.6 sq. metres (835.7 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



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Total area: approx. 135.4 sq. metres (1457.0 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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