



Providence House Pound Road, Beccles

Minors & Brady



Providence House Pound Road

Beccles

Behind a double bay-fronted façade and set discreetly behind wrought iron gates, Providence House is a distinguished Victorian residence occupying a coveted position in the very heart of Beccles. Rich in period character and architectural detail, this imposing detached home offers beautifully proportioned accommodation, extending to five double bedrooms and an array of refined reception spaces designed for both family life and entertaining. A magnificent Aga kitchen sits at the centre of the home, while outside, a wonderfully private south-facing garden provides a rare sense of seclusion for such a central setting. Complemented by a detached tandem garage, workshop and generous driveway parking, Providence House offers an exceptional opportunity to enjoy the charm of a historic market town from one of its most impressive private homes.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.





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Beccles

- Distinguished double bay-fronted Victorian residence occupying a prime position in the heart of Beccles
- Elegant period architecture enriched with original fireplaces, decorative coving and impressive ceiling heights
- Five generous double bedrooms arranged across a thoughtfully configured family layout
- Versatile ground floor bedroom suite with private en-suite wet room and direct garden access
- Substantial dual-aspect drawing room centred around a characterful cast iron fireplace
- Formal dining room offering a refined setting for entertaining and family occasions
- Bespoke kitchen and breakfast room featuring handcrafted cabinetry and a traditional Aga within an inglenook fireplace
- Beautifully landscaped south-facing rear garden enjoying complete privacy and an exceptional degree of seclusion
- Detached tandem garage with adjoining workshop, complemented by gated driveway parking
- Rare combination of town-centre convenience, architectural character and private outdoor space within one of Suffolk's most sought-after market towns



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The Location

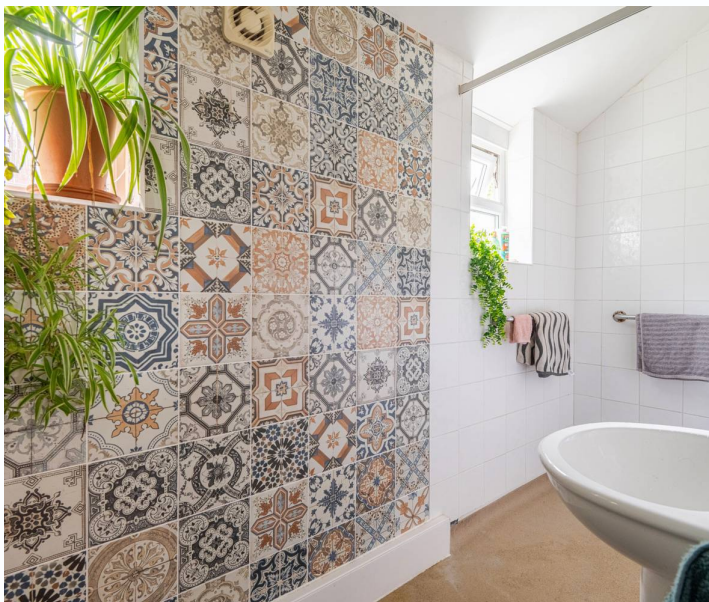
Pound Road is situated within the sought-after market town of Beccles, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its historic character, riverside setting, and strong community atmosphere, making it a popular choice for a variety of buyers.

Residents benefit from an excellent selection of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Beccles' attractive town centre is home to a variety of independent retailers and everyday amenities, whilst its regular markets and community events contribute to the town's welcoming appeal.

The town sits alongside the River Waveney and offers a wealth of leisure opportunities, including riverside walks, boating activities, parks, and open green spaces. The nearby Beccles Quay provides a focal point for outdoor recreation, with access to the Southern Broads and surrounding countryside.

The area enjoys excellent transport links, with Beccles railway station providing regular services to Lowestoft, Ipswich, and connections onwards across the region. Road links via the A146 and A145 offer convenient access to Norwich, Lowestoft, Southwold, and the wider Norfolk and Suffolk area.

Pound Road offers an attractive residential location for those seeking the convenience of market town living, with a wealth of amenities, riverside attractions, open green spaces, and excellent transport connections all close at hand.



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Providence House: A Distinguished Market Town Residence

Occupying a prominent position in the heart of Beccles, Providence House is an impressive double bay-fronted Victorian residence that combines enduring architectural elegance with the convenience and vibrancy of market town living. Set discreetly behind wrought iron gates, this handsome detached home enjoys a commanding presence, offering both privacy and a wonderful sense of arrival just moments from independent boutiques, artisan cafés and the town's rich array of amenities.

Beautifully maintained and thoughtfully arranged, the property showcases the timeless appeal of its Victorian heritage, with high ceilings, period detailing, decorative coving, fireplaces and wonderfully proportioned rooms throughout. The result is a home of genuine character, where classic architecture and modern family living exist in perfect harmony.

Elegant Reception Rooms

A welcoming entrance hall provides an immediate introduction to the scale and refinement found throughout the home. The principal living room is particularly impressive, extending across the depth of the house and flooded with natural light from its striking bay window and dual-aspect outlook. At its heart, a cast iron fireplace creates an inviting focal point, lending warmth and atmosphere to a room perfectly suited to both relaxed family evenings and more formal entertaining.

Across the hall, the separate dining room mirrors the elegance of the living accommodation, with another beautiful bay window and period fireplace creating a sophisticated backdrop for dinner parties, celebrations and everyday gatherings alike.



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The Heart Of The Home

The kitchen and breakfast room embodies the charm and comfort that define Providence House. Bespoke solid wood cabinetry in a soft Navy palette is complemented by contrasting work surfaces and integrated appliances, whilst a substantial inglenook-style fireplace houses a traditional Aga, creating a focal point that is both practical and deeply characterful. Bathed in natural light from dual-aspect windows, this is a welcoming space where family life naturally unfolds, from leisurely breakfasts to entertaining friends.

Beyond, views extend across the beautifully secluded rear garden, establishing a seamless connection between the interior living spaces and the outdoors.

Flexible Family Living

Further enhancing the versatility of the accommodation is a generously proportioned ground-floor bedroom suite. Opening directly onto the garden through French doors and benefiting from extensive storage and a private en-suite wet room, this space is ideally suited for guests, independent family members, multigenerational living or those seeking a dedicated home office with its own sense of privacy and connection to the garden.

A cloakroom and practical rear lobby complete the ground floor.



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Restful Accommodation

The first-floor is arranged around a bright and spacious landing, leading to four well-appointed double bedrooms. Each enjoys fitted storage, while the two principal front-facing rooms are enhanced by elegant bay windows that frame attractive views across this historic part of Beccles and fill the interiors with natural light.

Serving the bedrooms is a beautifully appointed family bathroom, where traditional styling meets modern comfort. A claw-foot roll-top bath provides a luxurious place to unwind, complemented by a generous walk-in rainfall shower and an elegant four-piece suite, creating a space that is both indulgent and practical.

Private Gardens & Outdoor Living

One of Providence House's most remarkable attributes is its south-facing rear garden. Rarely found in such a central location, this mature and entirely private outdoor sanctuary is beautifully enclosed by established greenery, creating a peaceful retreat hidden from view. An extensive paved terrace provides the perfect setting for summer entertaining, outdoor dining and quiet mornings in the sunshine, whilst a variety of mature trees, shrubs and planting contribute to a sense of tranquillity and seclusion throughout the seasons.

To the front, the gated driveway provides generous off-road parking and reinforces the home's sense of exclusivity and prestige.

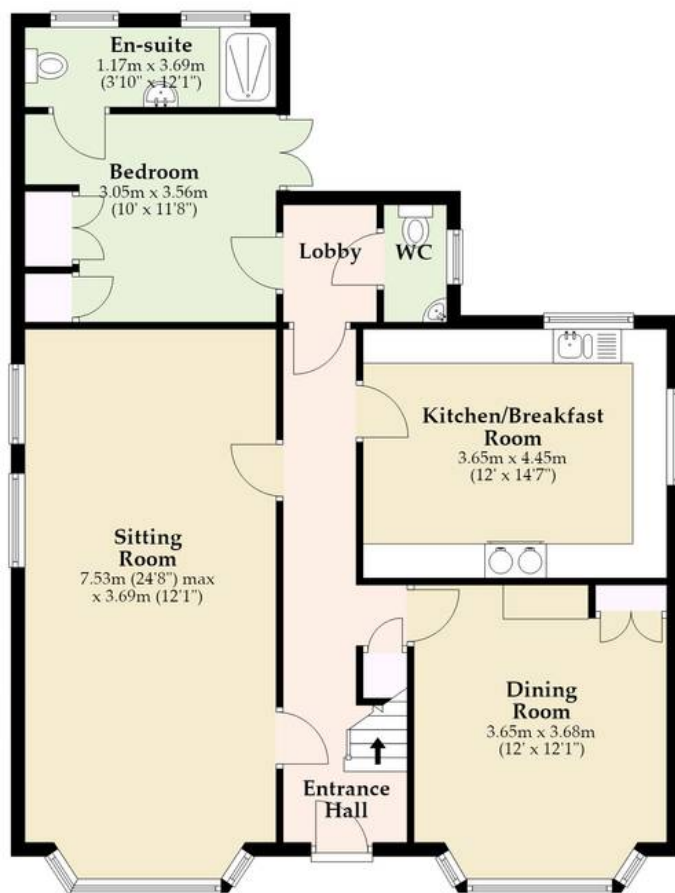
Complementing the accommodation is a detached tandem garage with adjoining workshop, offering excellent flexibility for vehicle storage, hobbies or practical workspace requirements. Together with the secure driveway parking, it provides an increasingly rare combination of convenience and functionality within a prime town-centre setting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

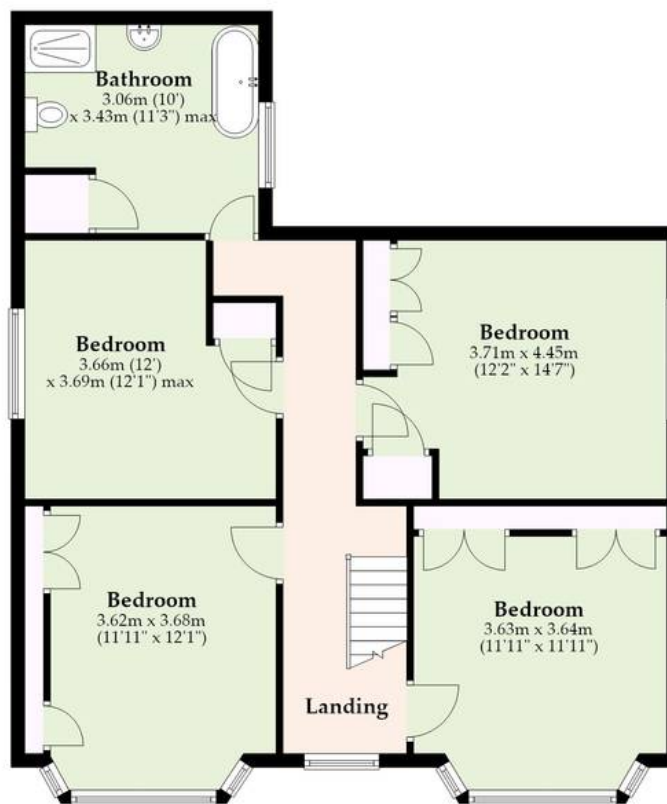
Ground Floor

Approx. 94.2 sq. metres (1014.3 sq. feet)



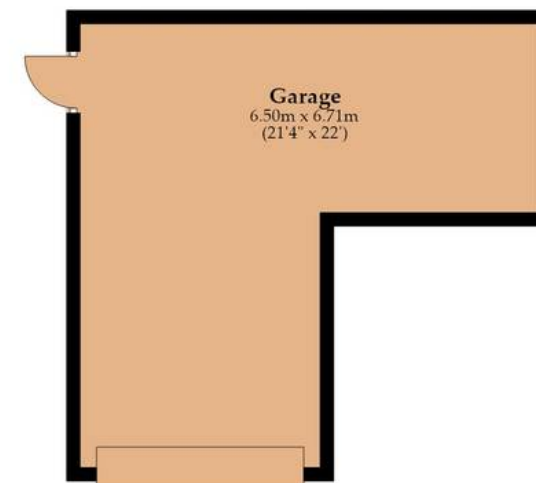
First Floor

Approx. 84.2 sq. metres (906.1 sq. feet)



Garage

Approx. 31.7 sq. metres (341.3 sq. feet)



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Total area: approx. 210.1 sq. metres (2261.7 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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