



MANOR HOUSE FARM,  
DUNBURGH ROAD, GELDESTON, BECCLES, NR34 0LL



This distinguished detached family residence, with origins dating back to the early 17th century stands as a rare and beautiful example of English vernacular architecture.

Constructed primarily from traditional brick and flint with refined brick dressings and portions of colour-washed render, the property exudes the timeless character typical of the early Stuart period. Elevated on its generous plot of approximately 5.73 acres (STMS) along the well-regarded Dunburgh Road. Its elevated position affords glorious, far-reaching views over the surrounding countryside, creating a setting that is both private and picturesque. The architecture bears hallmarks of its age: the use of local flint and hand-made brickwork reflects both the materials and craftsmanship of the period, while later sympathetic additions and restorations have ensured that the building has not only survived but flourished as a family home through the passing generations. Exposed beams, some likely hewn from ancient oak, large inglenook fireplaces, and the graceful proportions of its principal rooms speak to the quality of the original construction and the care taken in its preservation.

Upon arrival, a gravelled driveway provides an immediate sense of approach and leads to ample

parking, a double-bay cart lodge, and a garage. The grounds surrounding the property have been extensively landscaped to create a seamless transition from the formal gardens near the house to the extensive grassland beyond, which is carefully subdivided by post-and-rail fencing. This layout offers immense versatility for a range of uses—be it equestrian, agricultural, or even potential commercial ventures—supported by the presence of a three-phase electricity supply on the land. The primary entrance for day-to-day use leads directly into the heart of the home: The kitchen that combines character with contemporary functionality. High ceilings and exposed beams are complemented by a striking inglenook fireplace with a cleverly inset Aga, providing warmth and a true focal point to the room. A central island enhances its role as a social hub, making it perfect for both informal family life and larger-scale entertaining. Adjoining this space is a charming, double-aspect snug—bathed in natural light and versatile in its potential uses, whether as a reading room, playroom, or intimate sitting area.



5/6



3/4



3/4



5.73  
STMS



From the kitchen, a few steps descend to a practical utility room that also accommodates a well-placed WC. This area, ingeniously adapted from a former cellar, offers generous storage and functionality, supporting the needs of a busy household without encroaching upon the main living spaces. Continuing from the kitchen, an inner hallway connects the various ground floor rooms and features a staircase leading to the first floor. The main reception rooms are a testament to the extraordinary craftsmanship and attention to detail lavished upon this Grade II listed home during its sympathetic restoration. Original inglenook fireplaces, exposed timber beams, and beautifully framed windows combine to create an atmosphere of timeless charm, while carefully considered updates ensure the home meets the expectations of modern living without compromising its heritage.

Ascending to the first floor, five bedrooms radiate from the landing, each imbued with character through features such as exposed beams, historic window details, and unique layouts that reflect the home's rich history. Two of the bedrooms enjoy the benefit of en-suite facilities, while a spacious main bathroom is ideally positioned adjacent to the master bedroom. Further flexibility is provided by a Jack and Jill shower room, designed to serve either family members or guests with ease. From the first floor, a second staircase rises to an expansive attic room that extends nearly the full length of the property. This remarkable space, with its generous proportions provides excellent storage adding a further dimension to the already extensive accommodation. Externally, the property offers a wealth of features designed to enhance both lifestyle and functionality. In addition to

the main residence, a detached annexe has been thoughtfully renovated, providing a highly adaptable space that could serve as independent accommodation for multi-generational living, a guest suite, or even a source of supplementary income through rental or holiday letting. The formal gardens immediately to the rear of the main house have been landscaped with care by the current owner, featuring meandering pathways and defined seating areas that draw the eye outward to the magnificent countryside views beyond. The broader acreage—principally laid to grass and divided by fencing—presents numerous opportunities for the discerning buyer. Whether envisioned as pasture for horses or livestock, the foundation for a smallholding, or land with potential for light commercial or agricultural enterprise, the property offers a rare combination of scale, beauty, and flexibility.

This is a home of significant historical importance and undeniable charm, offering a unique blend of period character and modern comfort, all set within one of the area's most sought-after rural settings.

### SERVICES

Mains electricity, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

### TENURE

Freehold.

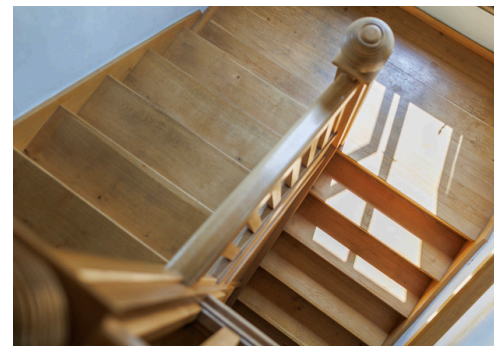
### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

South Norfolk Council. Council Tax – G





SOUGHT AFTER  
LOCATION!



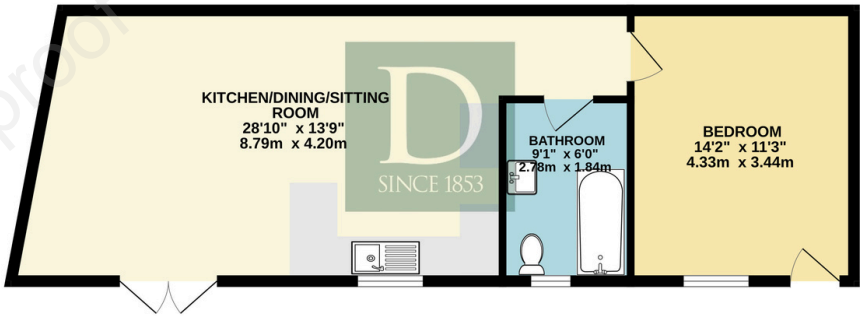








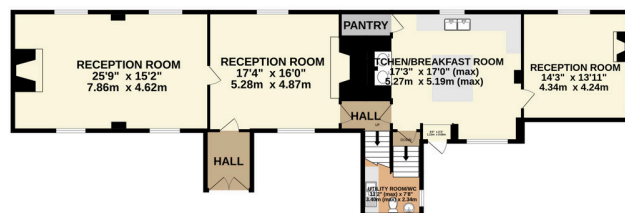
GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



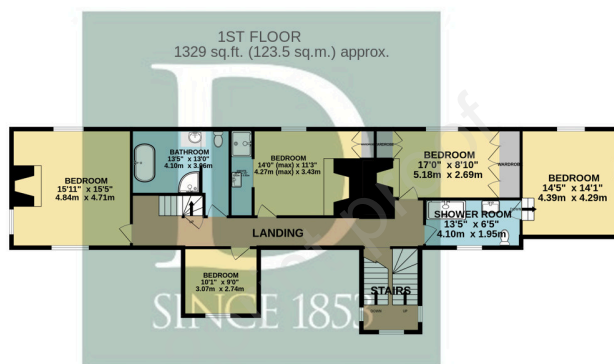
TOTAL FLOOR AREA : 569 sq.ft. (52.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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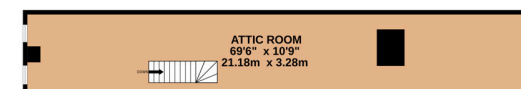
GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



1ST FLOOR  
1329 sq.ft. (123.5 sq.m.) approx.



2ND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 3341 sq.ft. (310.4 sq.m.) approx.

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