



The Old Post Office
Tooks Common Lane | Ilketshall St. Andrew | Suffolk | NR34 8HZ

A GRACIOUS WELCOME



“A former Post Office in an idyllic setting, surrounded by commons and fields. This is the dream countryside location with a real sense of openness that’s sure to appeal. The cottage itself has been beautifully extended and exquisitely finished with charm and flair. Altogether creating a delightful family home in generous gardens – a setting beyond compare!”







- An immaculately presented Semi-Detached Family Home with Beautiful Views from Front to Back in a Superb Rural Location within Close Proximity to the popular Market Town of Beccles
- Four Bedrooms; Family Bathroom; Downstairs WC
- Stunning Open Plan Kitchen/Family Room and Separate Utility Room
- Double Garage and useful Outbuilding currently used as a General Store and Wood Store; Ample Off Road Parking for Several Vehicles; Large Rear Garden
- Planning Permission Granted for a Large Two Storey Extension offering Versatile Living Accommodation and an enviable Master Suite
- The Accommodation extends to 2,005sq.ft
- EPC Rating: C

Set well away from main roads in a wonderfully quiet position, this is a safe and tranquil spot. The owners love country living and having the freedom to head off down the little lanes on bikes or to enjoy walks on the abundant common land around here. You're part of a community but have your own space – the best of both worlds. While the house has already been significantly extended, there is further planning permission in place, so you can put your own stamp on the property should you so desire, or simply move in as it is with no work to do, and enjoy all that the lifestyle here has to offer.

No Need To Lift A Finger

Thought to date back to around 1850, what is today the sitting room was originally the village Post Office. Along with the neighbouring house, the building also included three small cottages. It was recently renovated and extended, adding a large rear room that today forms the kitchen, utility and cloakroom on the ground floor, with an additional bedroom and bathroom above. The loft was converted into a bright and relaxing bedroom at the same time. The current owners found the property when they were looking for somewhere with room for their growing family and a garden where their children had plenty of space to play. "We loved the work the previous people had done and it was so easy as we could move right in and it worked for us from day one," they confirm.

Character Meets Contemporary

You enter into the kitchen and you can see straight away how it's perfect for a young family, open to a light-filled dining area that has doors onto the garden beyond. A stylish room with a contemporary twist, it's also ideal for keen cooks or anyone who enjoys entertaining as there's plenty of storage and preparation space in the kitchen and you can be getting the food and drink ready while you chat to guests. "We have a large extended family and love having the room to have everyone over." You move through into the original part of the house, the oak-timbered sitting room, with a charming brick fireplace with inset log burner. It's a spacious room and the owners tend to gravitate here in the evenings and throughout winter, as it's cool on hot summer nights and wonderfully cosy when it's cold outside. Upstairs, there are three bedrooms on the first floor and one more in the attic, enjoying stunning views across the surrounding countryside. The owners have been granted planning permission for a two storey extension to include a grand master bedroom suite if you require more room!

Rural Bliss

The owners have cleared a lot of the garden so it's very easy to care for and looks attractive too. The large patio allows you to follow the sun around for much of the day, as well as being ideal for al fresco dining. You can easily keep an eye on small children when they're playing out here too. The lawn stretches out a good distance and there's ample room for games of football or for a trampoline. The owners have retained some fruit trees and enjoy both eating and cooking apples, plum and pear. "We've also planted a laurel hedge around the border which will look nice when it's grown and will offer a home to wildlife without cutting into the views." Although it feels very rural here, you're only just over a five-minute drive to either Beccles or Bungay, so you have schools, shops and more on the doorstep, in attractive little towns to boot. "We love having that tranquility back at home, feeling in the middle of nowhere, but being able to hop in the car and be at the supermarket in just a few minutes."





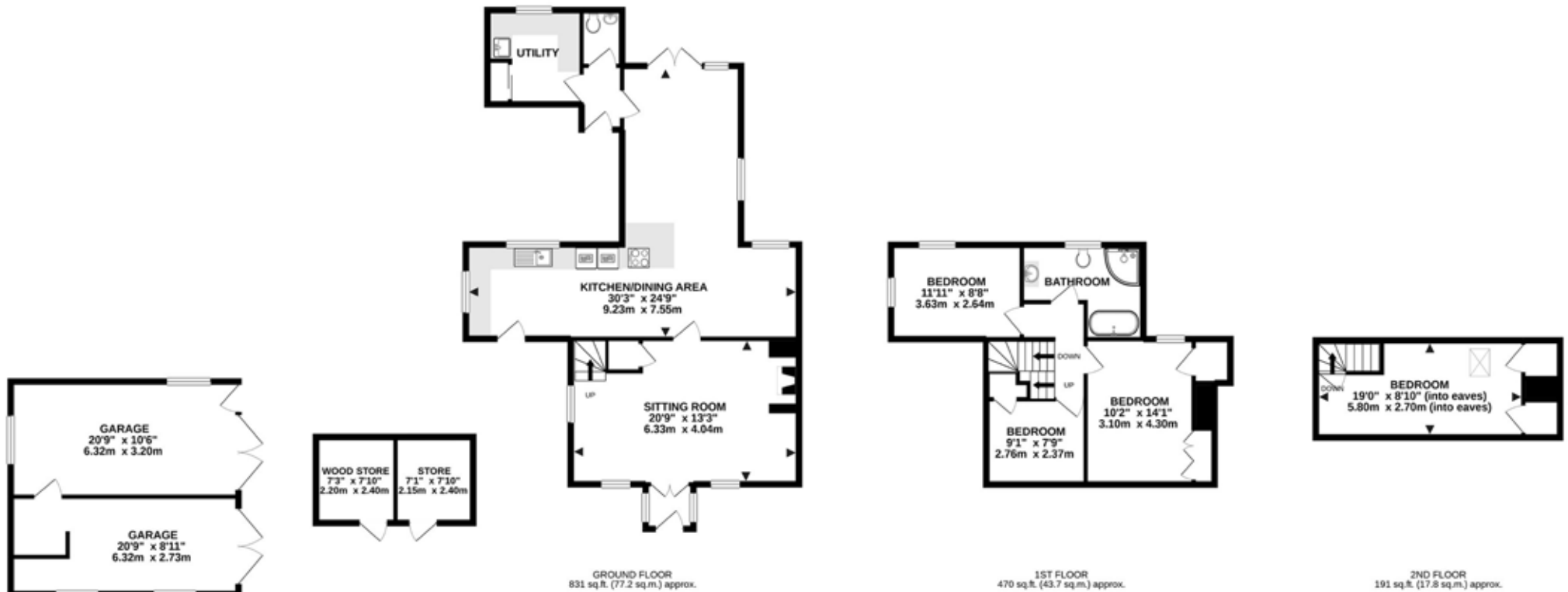












TOTAL FLOOR AREA : 2005 sq.ft. (186.3 sq.m.) approx.

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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Ilkeshall St Andrew is a small village in the beautiful Suffolk countryside and is one of the villages that make up the 12 parishes known locally as 'The Saints'. Nearby Beccles offers good local shops, restaurants & live music events. Bungay has a selection of independent shops, restaurants & pubs, banks, swimming pool & an award winning theatre. The town has a number of beautiful churches. There are wonderful country walks along public footpaths through open, unspoilt farmland.

How Far Is It To...

Bungay is 3 miles away, situated midway between Norwich (16 miles) & Southwold (16 miles) Beccles is also 3 miles away and the Suffolk Heritage Coast of Southwold is a short drive away. The cathedral city of Norwich benefits from an International Airport and Direct Train link to London Liverpool Street. The same train link can also be located via Diss Train Station (20miles)

Directions

Leave Beccles on the A145 London Road towards Halesworth, turn right onto Cromwell Road towards Ringsfield. When you reach the junction in the road, go straight across onto School Road which then leads on to Ringsfield Road. When you reach Top Road, take a left onto Tooks Comman Lane. The property is the first property on the left hand side.

Services and District Council

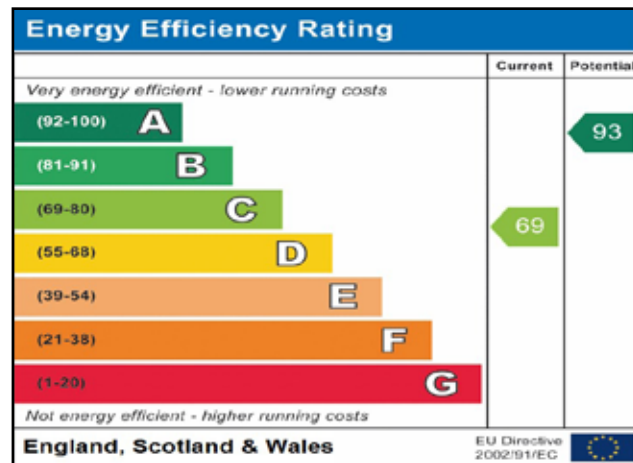
Oil Central Heating, Mains Water, Private Drainage via Treatment Plant
East Suffolk Council

Tenure

Freehold



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23a New Market, Beccles, Suffolk, NR34 9HD
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Agents Note

Details of the planning permission that has been granted for the two storey extension along with the plans are available to view at the Beccles office by appointment.

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THE FINE & COUNTRY
FOUNDATION

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