



Dairy Farm
Great Common Road | Ilketshall St. Andrew | Suffolk | NR34 8JB

FINE & COUNTRY

A TALE TO TELL



“This is a house with a rich history and it must have seen many a story within its walls over the centuries. It has been renovated and lovingly maintained in recent years, yet remains remarkably unspoiled.

Thought to date back to the late 1500s, it’s brimming with character throughout, enhanced by the lovely surroundings and looking out over an 80-acre protected common.

With 5.5 acres of its own and outbuildings too, there’s potential for equestrian usage, while the beautiful unconverted timber-framed barn has potential, perhaps for the perfect holiday rental, bringing in a useful additional income.”



KEY FEATURES

- A stunning Grade II Listed Tudor Farmhouse, beautifully positioned in a Rural Location with a Tree Lined Driveway
- Four Bedrooms; Bath/Shower Room; Attic Room
- The Principal Bedroom benefits from an En-Suite Bathroom
- Three Reception Rooms; Study and a Conservatory
- Kitchen with Separate Utility, WC and Boot Room
- Benefitting from attractive Gardens with a Summerhouse
- The Grounds have Potential for Equestrian use and extend to 5.5 acres
- An extensive Range of Outbuildings including a delightful Unconverted Timber Framed Suffolk Barn, with Holiday Let Potential
- Three Bay Cart Lodge; Stores and Workshop
- The Accommodation extends to 3,287sq.ft
- EPC Exempt

If you love the outdoors and want to immerse yourself in nature, well away from main roads and free of noisy traffic, this period property could well be the one for you. Make your way down the long tree-lined drive and take in the pretty white farmhouse set behind a picket fence. With land and outbuildings it offers many options, while the property itself is full of features sure to charm. It's rare to find a former farmhouse of this age that's so comfortable yet so unspoilt – a delightful home indeed.

Getting It Right

The owners of this impressive home had been looking for the right place for five years before they came across this. Determined to get the right balance of country life and land with access to amenities, they wanted a period home that was welcoming rather than imposing. The frontage here, looking out across the common, made this home stand out for all the right reasons: "The view today is just as it would have been several hundred years ago. It's incredible to think of all the people who have looked out from the house over the centuries and seen what we see today and what others will see in the centuries to come." The owners have invited historical architecture specialists in to share their thoughts on the property's age and have been told it dates back to the late 1500s with 18th century additions. Features of note include the gorgeous oak beams carved with Tudor roses from Henry VIII's time, plus unusual bread ovens thought to be around the same age, but could be later.





KEY FEATURES

Authenticity And Ease

The property has been modernised but simply and sympathetically. The layout has been slightly changed too, so the house has an easy flow between the rooms. In the main part of the ground floor, you have four well-proportioned reception rooms, with a triple aspect study at one end and a dining room at the other. The latter is open to the kitchen, which makes it ideal for family life and for social occasions. A conservatory runs along most of the rear of the property, which again works well because you have access to it from two of the central receptions and from the kitchen. The ground floor also has a kitchenette, two cloakrooms, a utility room and a very useful boot room where you can contain muddy shoes after dog walks. There are two staircases, the first likely the original stairs in the centre of the house and the second a more modern addition leading to the master suite. This means that all four bedrooms on the first floor can be independently accessed, which isn't often the case in houses of this age. All four are doubles too. There's also a useful attic room on the second floor.

Exploring Outside

There are a number of outbuildings here, the biggest of which includes a large unconverted timber-framed barn with huge potential for conversion, subject to planning. It has a substantial footprint and includes a cart bay, workshop and storage areas. There's scope for a paddock to the rear of the property, behind the garden, and loose boxes on the field if desired, so it would be ideal for a young family with a pony. If you want to grow your own, you have the space to do that and you're in the right place – this traditionally has been a farming community and much of the village is made up of farms and barns dotted around the common. The wildlife here is enormously diverse, with ponds, the common, fields, hedgerows and more attracting a variety of birds and animals. It's very peaceful here and off the beaten track, so if you love surrounding yourself in the natural world, this will fit the bill. Equally, if you want to be part of the community, you'll be made very welcome. Residents here host regular events at the nearby village hall, an easy stroll from the house, such as bar nights, barbecues, plant sales and celebrations. When you fancy heading to the shops or going out for lunch, you can visit Bungay or Beccles, a ten-minute or fifteen-minute drive respectively. You're close enough to the coast to take your dogs for a walk on the beach whenever you fancy – but you don't need to drive anywhere when you have such gorgeous walks straight out from your front door!





























INFORMATION



On The Doorstep

Ilketshall St Andrew is a small rural village situated between Halesworth, Beccles and Bungay, all of which offer independent shops and local amenities. Beccles & Halesworth also benefit from a rail link to London Liverpool Street. Beccles, Bungay & Halesworth are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Nearby Southwold is a charming unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, beech huts, pier, busy harbour, cliff top canon and of course the beach. Southwold is a quintessentially English resort town.

How Far Is It To?

Norwich is approximately 24 miles northwest and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The market town of Beccles is about 3 miles east, with its large variety of shops, museum, dentists, solicitors, opticians and restaurants. Beccles railway station is on the East Suffolk line with connections to Norwich and London Liverpool Street. Buses connect to other Suffolk towns such as Halesworth, Southwold and Lowestoft and also to Norwich.

Directions

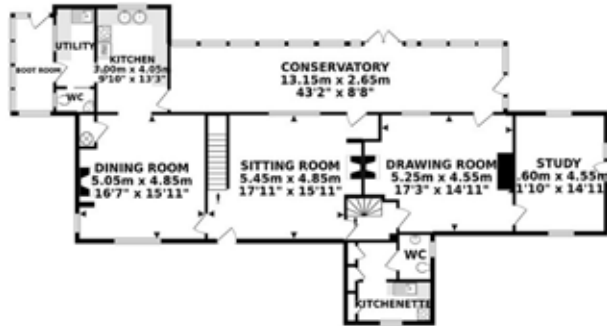
Leave Beccles heading west on New Market towards Ballygate. Follow this road to Ringsfield, then at the crossroads, turn right towards Ilketshall St. Andrew, turning right. After 2 miles turn onto Great Common Lane. Continue along this road and the property can be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[marching.songbook.thorax](https://www.threewords.com/marching.songbook.thorax)

Services, District Council and Tenure

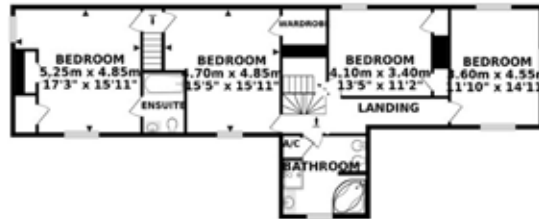
Oil Central Heating and Woodburners, Mains Water, Private Drainage via Water Treatment Plant
East Suffolk Council - Council Tax Band G
Freehold



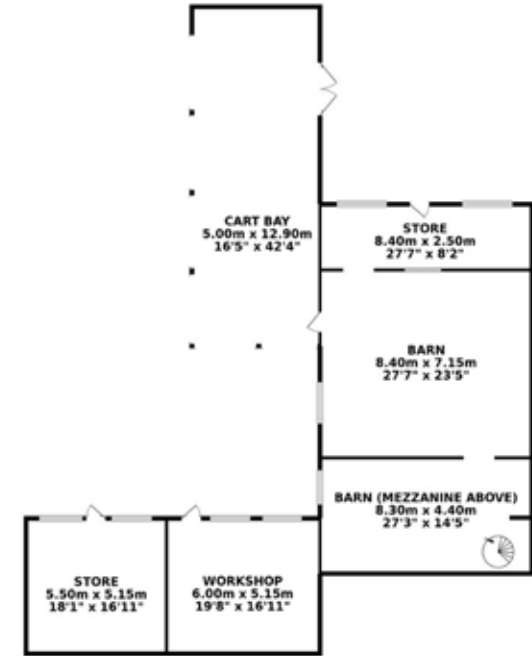
GROUND FLOOR 168.11 sq. m.
(1809.48 sq. ft.)



2ND FLOOR 28.45 sq. m.
(306.21 sq. ft.)



1ST FLOOR 108.90 sq. m.
(1172.23 sq. ft.)



OUTBUILDINGS 240.25 sq. m.
(2586.03 sq. ft.)

TOTAL FLOOR AREA : 545.71 sq. m. (5873.94 sq. ft.) 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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