



Yeomans Farmhouse
Halesworth Road | Ilketshall St. Lawrence | Suffolk | NR34 8NJ

HERITAGE AT HEART



“This handsome farmhouse sits in a glorious setting, surrounded by its own gardens with open countryside beyond. Grade II listed, it’s full of character and offers an abundance of space both inside and out, plus useful outbuildings with huge potential. An idyllic location with plenty of wildlife, this is country living at its best – private and peaceful, but with a bus stop at the end of the driveway and just a five-minute drive into town.”



KEY FEATURES

- A Beautiful Detached Grade II Listed Former Farmhouse, located close to the Village of Ilketshall St Lawrence
- Four Bedrooms; Two Bath/Shower Rooms and a Large Attic Room
- The Principal Bedroom benefits from an En-Suite Bathroom
- Three Reception Rooms and a Conservatory
- Useful Outbuildings include a Cart Lodge, Log Store and Large Barn
- Garaging and Off Road Parking
- The Property sits in a Plot of around 1.5 acres (stms) with Stunning Gardens and Attractive Pond
- Within Easy Reach of Local Market Towns
- The Accommodation extends to 2,530sq.ft
- EPC Exempt

If you're looking for space and tranquility to live your rural dream, this could be the place for you! A typical Suffolk period farmhouse with a handsome frontage and attractive characterful interior, it's perfect for any family or a sociable couple. The garden is home to plenty of wildlife and has room for children to play and adults to grow their own. With a warm and welcoming feel and that beautiful setting with views across to a medieval church, this is a home that overflows with charm.

Moving With The Times

The oldest part of this Grade II listed property is also the tallest, dating back to around 1650. The current sitting room has a large oak pillar in one corner where it's believed the animals would have been brought in over winter and tied up in the room. The family would have lived in the other half. What is now the dining room was likely added around 100 years later and at one time this was a dairy farm. The current owner has been here for over 30 years and it's been a much-loved home to her and her family. Relocating into the area for work, the family came across this property and instantly fell in love with the location. As a bonus, it had just been modernised and renovated, so there was no work to do. The owner has continued to improve her home over the years, upgrading the conservatory, fitting a new kitchen and more besides, but there's plenty of original character and the farmhouse remains remarkably unspoilt. It's very pretty at Christmas and on one occasion, seasonal visitors commented to the owner that they'd never seen such a picture perfect festive home!





KEY FEATURES

Spacious And Welcoming

Refreshingly cool in summer and wonderfully cosy in winter, this is a home brimming with charm. The triple-aspect sitting room runs the length of the house at one end, the wood burner within the feature brick fireplace being a lovely addition. This generous room is part open to the formal dining room, in itself a large space that can easily accommodate a big family table. The owner had the table and chairs made for the space and many a family dinner has been enjoyed here! Again, there's a nice fireplace in here, this time an inglenook. The kitchen breakfast room has seating both at the island and room for a table, so it's a lovely sociable part of the house, with doors from both the formal dining room and snug. The dining room and snug both have double doors to the south, so this whole part of the house can be opened up to lead out to the garden on summer days. There's a useful utility and cloakroom, as well as a conservatory which wraps around two sides of the house, so lots of room for family gatherings or to relax and unwind. Upstairs there are four bedrooms and two bathrooms, with one bedroom currently a study. The views out from each bedroom are lovely, over the gardens to the fields beyond. There's also an attic room that offers further potential.

Glorious Gardens

The owner is a keen gardener and has very much enjoyed spending time out here. Unspoilt and away from it all, she's found this to be a real haven. There's a greenhouse and working area, a large pond that attracts plenty of wildlife, plus a summerhouse where you can sit and take it all in. The owner says it's nice in winter with a sloe gin! There are a number of outbuildings, which could be used in many different ways, including a large workshop, a garage and log store and a cart lodge. Head out on foot and there are some nice walks around the area, which is particularly good if you have dogs. There's a bus stop at the end of the drive, or you can hop in the car and be in Bungay in just five minutes. The owner loves to visit Covehithe and Southwold, both of which are within easy reach, or to go to Halesworth where there are many amenities as well as the huge Millennium Green.





























INFORMATION



On The Doorstep

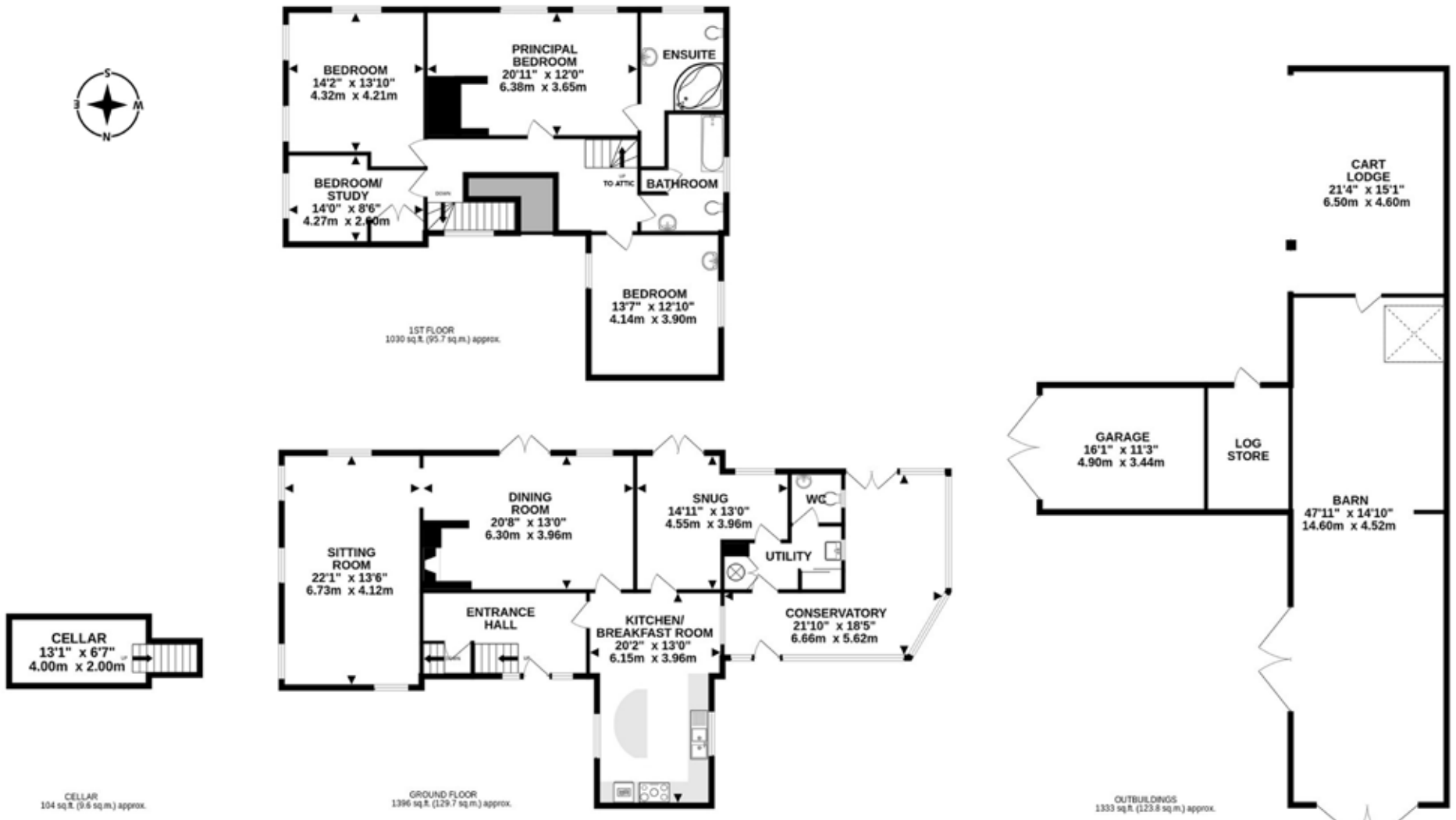
Ilketshall St Lawrence is conveniently located within easy reach of the popular market towns of Beccles, Bungay and Halesworth where you will find a range of everyday amenities.

How Far Is It To?

The larger market towns of Halesworth and Beccles are approximately 6 miles away. The Broads National Park can be accessed at nearby Beccles with over three hundred kilometres of open water. The cathedral city of Norwich can be found approximately 18 miles to the north with its wide range of cultural and leisure facilities including shopping centres, cinemas and theatres. Norwich also has direct train links to London Liverpool Street and other destinations and an International Airport.

Services, District Council and Tenure

LPG Gas Heating; Mains Water, Private Drainage via Klargester
East Suffolk Council - Council Tax Band G
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2530 sq.ft. (235.1 sq.m.) approx.
 TOTAL FLOOR AREA : 3863 sq.ft. (358.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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