



LORETO

RINGSFIELD ROAD, BECCLES



Delightful period family home located in a sought after section of the town with substantial grounds including a building plot with planning permission.

Loreto sits grandly on Ringsfield Road occupying a wonderful corner plot with beautifully landscaped gardens and has been lovingly renovated and enhanced by the current owners who have worked tirelessly to combine the wealth of period features with more modern conveniences to cater for modern day living. The property is arguably one of the finest 'Arts and Crafts' homes in this historic market town, so fine that it was worthy of a mention in the prestigious architectural guide, Pevsner's Guide to Architecture in East Suffolk. The property is believed to have been built in 1902 for Emma and Alice Petre, descendants of William Petre of Ingatstone Hall in Essex. Their coats of arms can be seen carved into a fireplace and embossed in the plasterwork on the bay window ceiling in the lounge. The architect was George Campbell Sherrin, who designed many significant buildings in London and Essex many of which are now listed.

A stunning covered walkway invites you to an imposing entrance porch with arched door which opens to an entrance hall and impressive staircase rising to the first floor. The

lounge sits on the South side of the property. This impressive double aspect room has many appealing features including the aforementioned fireplace and plasterwork. The lounge links well with the Orangery which stretches across the rear of the property providing wonderful views over the garden and connects to the adjacent dining room. The kitchen has been well designed by the owners to maximise the available space and has direct access to the garden along with having access to a generously sized utility room. The ground floor accommodation is completed by a stylish WC which again incorporates a wealth of period charm.

On the first floor the landing area gives lovely views of the front garden and over Ringsfield Road. The accommodation on this floor has been re-modelled to make a better ratio of bedrooms to bathrooms. The master bedroom enjoys views over the rear garden and sits beside a dressing area and bathroom with separate shower enclosure. There are two further bedrooms on this floor, both of which have plentiful built in storage







and also enjoy lovely views over the rear garden. A shower room is positioned well for the use of these two rooms.

Moving up to the second floor a substantial room spanning the full length of the property can be found. This room has served as a study for the current owners but lends itself to a number of uses. This floor has magnificent far-reaching views from which it is hard to tear yourself away.

Outside, the delightful mature gardens have been expertly designed offering an abundance of year round colour with secluded walk way which winds its way to the rear of the plot where access is gained to a large parking area with detached single garage with EV charging point in addition to a two bay cart lodge with two equipment stores. This area separates well from the main garden

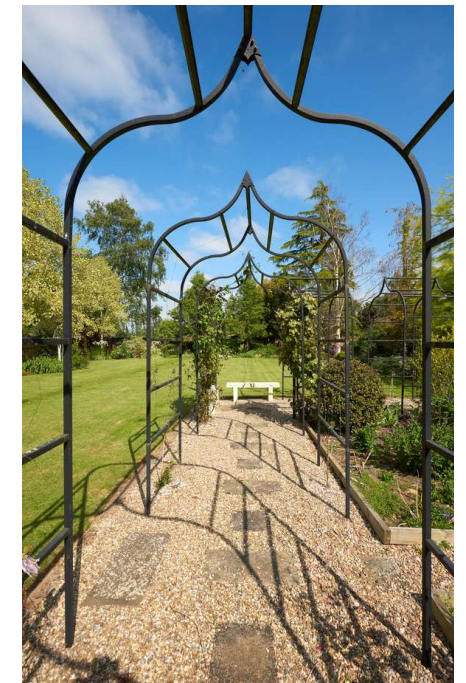
of Loreto and prospective purchasers may care to note that this area has planning permission for a detached four bedroom house. Full details are available from the Agent. A large underground rainwater harvester, located in the grounds of the main house, provides a plentiful supply of water to the numerous outside taps.

SERVICES

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

LOCAL AUTHORITY

East Suffolk Council. Band - G





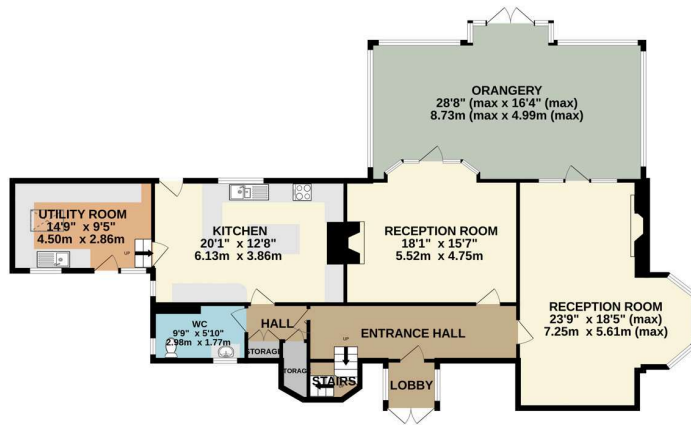
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FAMILY HOME



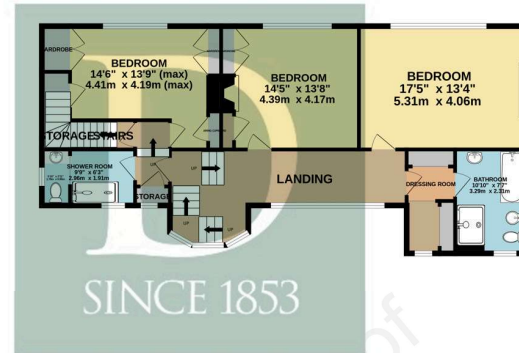


FLOOR PLAN

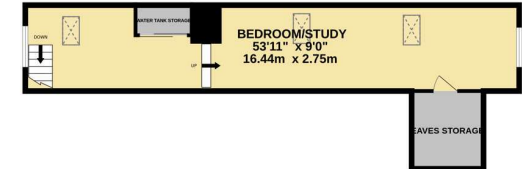
GROUND FLOOR
1670 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



2ND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 3214 sq.ft. (298.6 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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