

# Beech Farm

St Nicholas South Elmham, Harleston, IP20 0PS

DURRANTS  
SINCE 1853





A rare opportunity to acquire a beautifully presented Victorian farmhouse in the 18th century manner in a rural location yet within easy reach of Halesworth and Harleston .

**Step through the substantial solid timber entrance door and enter a house that was obviously built to a standard not a price in 1843 and being originally part of the extensive Flixton Hall Estate. The elegant and spacious interior boasts generous ceiling heights and retains many original features including exposed timberwork but benefits from oil fired central heating , double glazed windows, etc. and the property has been maintained to the highest standards.**

display cupboard, door to KITCHEN/BREAKFAST ROOM at 25ft x 14ft this superb space proves to be the hub of the house with a range of 'Shaker' style wall and base units with polished granite worktops 'Belfast' sink, integral dishwasher, two oven classic cream AGA, additional fan assisted electric oven, four ring induction hob with extractor hood above, central island unit with polished granite top, ceramic tiled flooring and exposed timberwork, a pair of glazed doors open into the 'Amdega' CONSERVATORY, raised on a brick plinth and glazed on three sides, underfloor heating and doors to rear garden. Returning to the kitchen a door opens into the UTILITY ROOM with plumbing for washing machine, plumbed in water softener, fitted units and quarry tile flooring. From the rear LOBBY a door opens to the garden. To the opposite side of the kitchen an external glazed side porch provides protection from the elements and door to CLOAKROOM/WC.



ENTRANCE PORCH with Victorian style geometric diamond pattern tile flooring leading to INNER HALL with staircase to first floor and doors to double aspect DINING ROOM with oak flooring, arched brick fireplace enclosing cast iron wood burning stove and door to storage cupboard. DRAWING ROOM a light and spacious room with windows to front and side, timber moulded fire surround enclosing brick lined fireplace and cast iron woodburning stove, glazed







To the FIRST FLOOR a landing gives access to MASTER BEDROOM SUITE comprising DRESSING ROOM/BEDROOM 5 with walk-in wardrobe, cast iron fireplace, airing cupboard housing the hot water cylinder. MASTER BEDROOM a delightful space with exposed roof timbers, polished oak flooring, windows to rear and side with far reaching views across open countryside. Off the dressing room is the ENSUITE shower room with WC., wash basin, bidet, ceramic tiled flooring, heated towel rail and window to side. BEDROOM 2 a lovely light double aspect room with exposed timberwork. FAMILY BATHROOM with shower, bath, wash basin, WC., ceramic flooring and heated towel rail.

To the SECOND FLOOR BEDROOM 3 window to side, exposed timberwork. BEDROOM 4 window to side, exposed timberwork, eaves storage. SHOWER ROOM with corner shower unit, wash basin, WC., white 'mosaic' ceramic tiled flooring.

OUTSIDE: Accessed via a timber five bar gate, a gravel drive, flanked by lawn interspersed with fruit trees, leads to the detached GARAGE with power and light and external stairs to OFFICE/STUDIO.

The rear garden is laid mainly to lawn with mature trees shrubs, beds and borders with far reaching views across open countryside. Closer to the house and accessed from the conservatory and rear lobby is an extensive paved area for summer evening entertaining.

#### LOCAL AUTHORITY:

East Suffolk Council 01502662111

#### COUNCIL TAX BAND

'E'

#### SERVICES:

Mains water, electricity, private drainage, oil fired central heating.

#### VIEWING:

Strictly by appointment with the vendors' agent

#### DIRECTIONS:

Proceed through Rumburgh across All Saints Common, turn left at sign post Metfield, St Nicholas and St James, third house on right just past old school and new house.



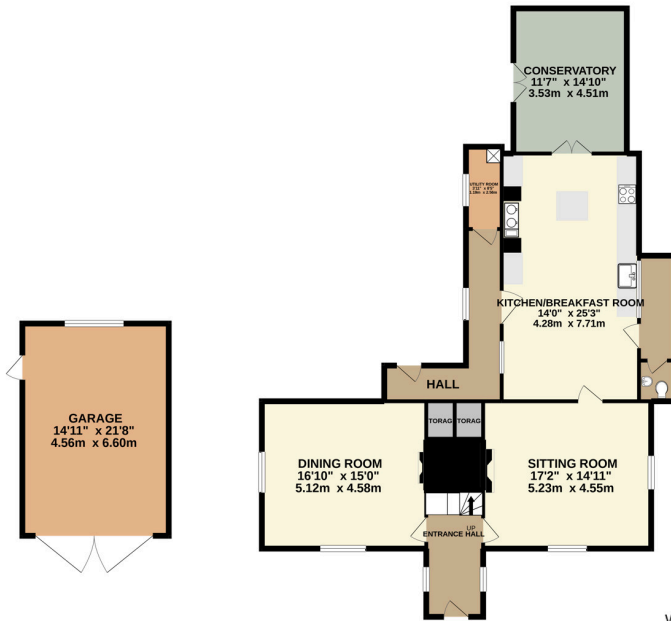
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## FLOOR PLAN

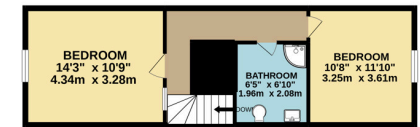
GROUND FLOOR  
1624 sq.ft. (150.9 sq.m.) approx.



1ST FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



2ND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 3331 sq.ft. (309.5 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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