



ELIZABETH HOUSE

BECKS GREEN LANE, ILKETSHALL ST. ANDREW, NR34 8NB



Situated in the village of Ilkethall St. Andrew, this charming, private and secluded five-bedroom detached period home sits on approximately 2.75 acres of land (sts). The property features ample space for contemporary living, with the added benefit of two paddocks and stables. Recently modernised throughout, the home provides an ideal setting for both entertaining guests and family life. Additionally, it boasts a convenient location near the towns of Halesworth, Bungay, and Southwold, offering easy access to local amenities and attractions.

Upon entering through the front door of the property, you step into an exceptionally spacious vaulted entrance hallway with 'Velux' roof windows, the perfect space for welcoming guests. As you continue through the property, you arrive at the open-plan kitchen diner, which features a generous range of handmade wall and base units, as well as a central island; all covered with granite work surfaces. The kitchen is well-equipped with a gas hob and an Oil-Fired Range for cooking as well as an integrated dishwasher and space for a large fridge/freezer; tiled stone pammments are laid with electric underfloor heating. Additionally, it includes a sitting area with feature original fireplace that overlooks the garden, creating an inviting space for relaxing and entertaining. Adjacent to the kitchen is the sitting room, a remarkably large room with a log burning stove serving as the focal point. At the far end of the property, there is a large home office that provides views of the garden and paddocks, making it an ideal workspace. The dining room, accessible from the kitchen, boasts tiled flooring, underfloor heating, triple aspect windows and double doors that open onto the patio area at the rear of the property, perfect for outdoor dining and early morning/early afternoon sun. Adjacent to the dining room is a practical utility/laundry room that includes a cloakroom with a large walk-in shower, basin, and toilet, adding convenience to the overall functionality of the home. Continuing via one of two staircases from the sitting room, the upstairs of the property features a spacious master bedroom, a comfortable double room that offers a delightful view of the garden. It comes with the added convenience of two built-in wardrobes and an ensuite bathroom equipped with a bath with shower over, basin, and toilet. Bedroom two, accessible via stairs from the dining room, is a generously sized dual-aspect room, providing ample natural light and space. Bedrooms three and four are also sizable double rooms, with one overlooking the front of the property and the other offering views of the rear garden. Bedroom five, though the smallest, is still a versatile space that can serve as a small double or a large single room, also overlooking the garden.

The property is situated in approximately 2.75 acres (subject to survey), including two acres of fenced horse paddocks; the remaining area as an expansive garden surrounding the house on two sides. The garden itself is full of interesting features, including a patio and decking area, ideal for outdoor entertaining. Additionally, there is a large barn with two stables and a turnout area, perfect for equestrian use, as well as a quadruple garage that offers potential for conversion into an annex, subject to survey.

Elizabeth House abuts one of the many commons in Ilkethall St. Andrew, these commons amount to approximately 80 acres. Locally there a multiple footpaths and bridleways; ideal for horse enthusiasts and walkers.







LOCATION - The 'Ilketshall's are a collection of small hamlets/villages a short drive from the larger market town of Beccles. Beccles town is made up of small market squares and winding streets nestled by the River Waveney with fantastic views of the Southern Broads. The town centre provides a blend of quirky, independent shops, restaurants, cafes and other services that make it a highly desirable place to live. There are a host of community events, festivals and entertainment held throughout the year. Beccles offers a wealth of diversity, combining history with modern-day culture. Halesworth & Brampton provide train services via Ipswich along with Diss Mainline Station offering direct speedy services into London in around 1.5 hours; a range of state and independent schools are offered locally.

TENURE - Freehold

SERVICES Mains water and electricity connected to the property. Drainage is via septic tank. Heating is provided by way of Ground Source system or oil-fired central heating. Gas bottles are available for the gas hob in the kitchen. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - E

EPC - TBC

AGENTS NOTE - The owners of Elizabeth House have a right of access to the second paddock.

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

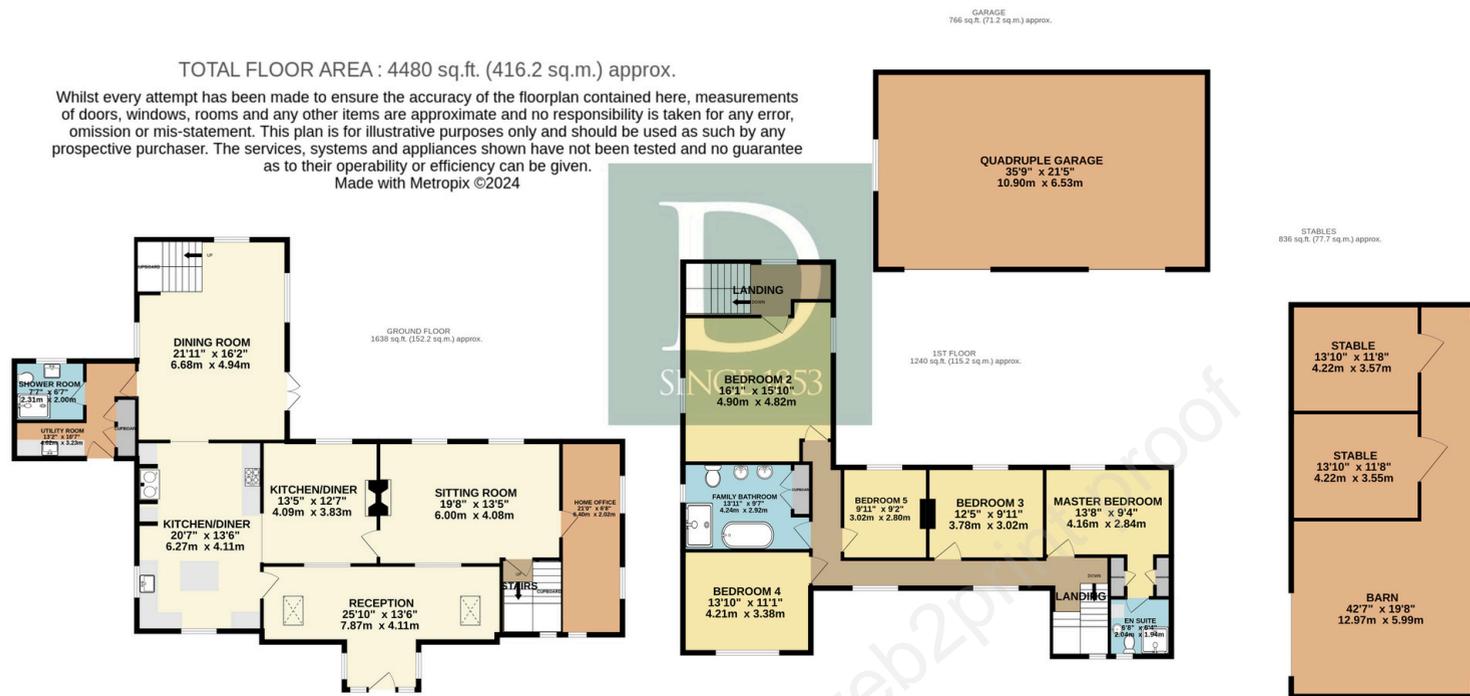








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