



Elizabeth House
Becks Green Lane | Ilketshall St. Andrew | Suffolk | NR34 8NB



PICTURE PERFECT



“A beautiful double frontage and pretty gingerbread trim give this country home enormous charm. Situated on a quiet lane with wrap-around gardens and around two acres of paddocks with a barn and stables, it’s ideal for an equestrian family – or for anyone who loves the great outdoors.

You’ll see a huge amount of wildlife here and enjoy exploring the surrounding countryside. Yet when you’re ready to head to the shops, you’ll find the property is perfectly placed for easy access to Beccles, Bungay, Halesworth and the glorious Suffolk heritage coast.”



KEY FEATURES

- A Stunning Detached Period House set in Charming Gardens in the Village of Ilketshall St. Andrew
- Five Bedrooms; One En-Suite, Family Bathroom and a Ground Floor Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms and a Study
- Quadruple Garage and Ample Off Road Parking for Several Vehicles
- The Outbuildings include Two Stables and a Storage Barn
- The Gardens, Grounds & Paddocks extend to approximately 2.5 acres (stms)
- The Accommodation extends to 2,903sq.ft
- Energy Rating: E

What a wonderful family home! This property offers ample accommodation that's been recently refreshed and updated, with lots of room for entertaining. There are two paddocks with a turnout area, a barn and stabling, plus a large garage that has potential for conversion. A lovely low maintenance garden surrounds the house, with an attractive green and open fields beyond the grounds.

Two Become One

The property started life as two farm workers' cottages and was opened into one larger home, then altered and extended over the years. The owners bought the property from friends, so they already knew and loved it. At the time, their daughters were keen equestrians and the family wanted to stable their horses at home, so this offered the land needed for that. As the girls have left home and moved on, the owners have sheep on the paddocks, and you could also have goats, chickens, alpacas – whatever it is you've always wanted to do. The owners have also made a number of improvements during their time here, including new bathrooms, new windows and doors, adding a utility room and ground floor shower room and fencing the two paddocks. The result is an equestrian home that's ready to go.

Step Inside

The appealing frontage draws you in and as you enter the property you find yourself in an unusually large and light reception hall that functions as a room in its own right.





KEY FEATURES

To your left you move into the kitchen diner, with a lovely farmhouse feel, complete with central island unit. This flows nicely into a family room to one side, which has underfloor heating, stairs to the first floor and double doors onto the sheltered patio for outdoor entertaining in summer. The utility and shower room are reached through the family room. The kitchen is also part open to a formal dining room on the other side, with a wood burner that heats the whole area in winter. You then move through into the main sitting room, again with a log burner, and there's a home office tucked away at the end, so you can shut yourself away in peace. It's a lovely home for a large family or for entertaining, because you have such an effortless flow to the ground floor and the rooms are large enough to fit a group comfortably, yet you can always hide away in a quiet corner. Upstairs, five bedrooms are reached via two staircases, but all five have doors off the main landing. There's a stylish en-suite to the master, as well as a luxurious family bathroom with double basins, a feature bath and a large shower.

Exploring Outdoors

The outside of this property is equally important and it certainly doesn't disappoint. There's a large lawn wrapping around the house, with plenty of places to sit out and soak up the sun while children play on the grass. There's also a lot of parking to the front, on the driveway itself or in the quadruple garage (which could be converted, subject to planning). Over by the paddocks you'll find two stables and a storage barn. A wildlife pond between the paddocks attracts a variety of birds and insects, as does the small wooded area. Beyond the land here, you'll find it's a great place for walking your dog or exploring the nearby bridle paths – the quiet lanes around here don't see much traffic. The peaceful position belies the convenience of this setting. You're only four miles from Beccles, Bungay and Halesworth and you can be in Southwold in an easy 20 minutes. It's close enough to the coast to head there for a stroll or for fish and chips, but far enough away that the holidaymakers don't disturb your seclusion.

























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 north Suffolk 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?

Ilketshall St Andrew lies around 3 miles southwest of the town of Beccles and around 2 miles south east of Bungay. With the larger market town of Halesworth being approximately 6 miles to the south. The Waveney valley town of Bungay offers a good selection of facilities and amenities including a public swimming pool, schools, dentists and doctors. The Broads National Park can be accessed at Beccles with over three hundred kilometres of open water. Southwold on the beautiful Suffolk Heritage Coast is about 13 miles away.

Directions - Please Scan QR Code Below

From Beccles take the A145 London Road towards Halesworth and when you reach Cromwell Road, turn right. At the junction, go straight across onto School Road and continue along this road for approx. 1.8 miles and then turn left on to Becks Green Lane. After approx. 1 mile the property will be found on the left hand side.

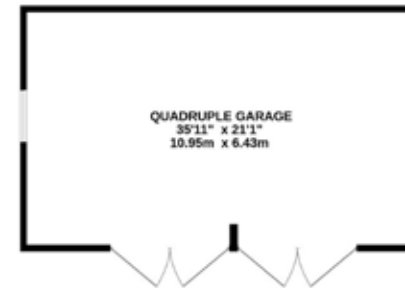
What Three Words Location

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... [consoled.nature.delays](https://www.threewords.com/consoled.nature.delays)

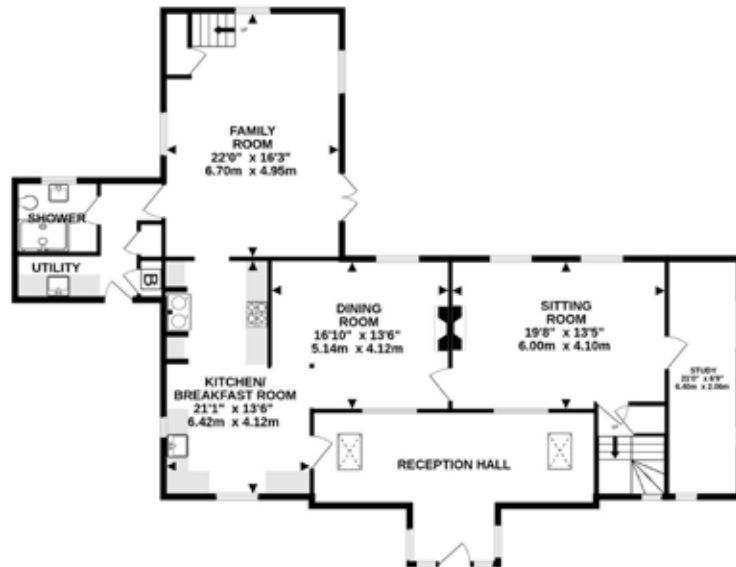
Services, District Council and Tenure

Ground Source Heating or Oil Central Heating, Mains Water, Septic Tank Drainage; Gas Bottles Available for Gas Hob
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Tax Band E
Freehold

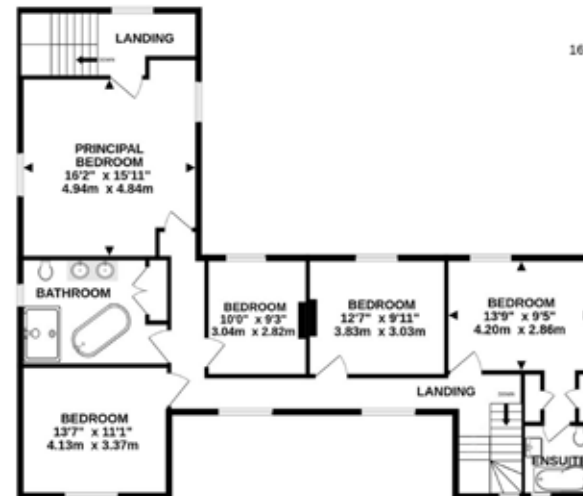




QUADRUPLE GARAGE
35'11" x 21'1"
10.95m x 6.43m

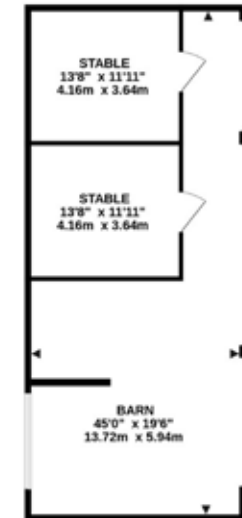


GROUND FLOOR
1646 sq.ft. (152.9 sq.m.) approx.



1ST FLOOR
1256 sq.ft. (116.7 sq.m.) approx.

OUTBUILDINGS
1630 sq.ft. (151.5 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2903 sq.ft. (269.6 sq.m.) approx.
TOTAL FLOOR AREA : 4533 sq.ft. (421.1 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
Made with Metroplan ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
(91-101)	B		
(81-90)	C		78
(65-80)	D		
(55-64)	E	50	
(41-54)	F		
(31-40)	G		
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Beccles on



Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

