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Lodge Farm House,
Ilketshall St. Lawrence

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**MUSKER
McINTYRE**
ESTATE AGENTS

An exciting opportunity to purchase this charming, Grade II listed, Georgian Farm House and extensive barns all set within a 1.6 Acre plot. The property has been sympathetically modernised, providing the comforts of modern living whilst retaining many of the original features. The accommodation enjoys three reception rooms, farmhouse kitchen/diner, four first floor bedrooms and a superb guest suite on the second floor. Outside the grounds offer stunning areas of landscaped, formal gardens and ponds along with ample parking and a garage. The adjacent barns boasts over 4000 sq.ft of ground floor space and opens to a large meadow area on the northern boundary. A fantastic opportunity to purchase this charming home with further potential to develop the barn/business element (stpp).



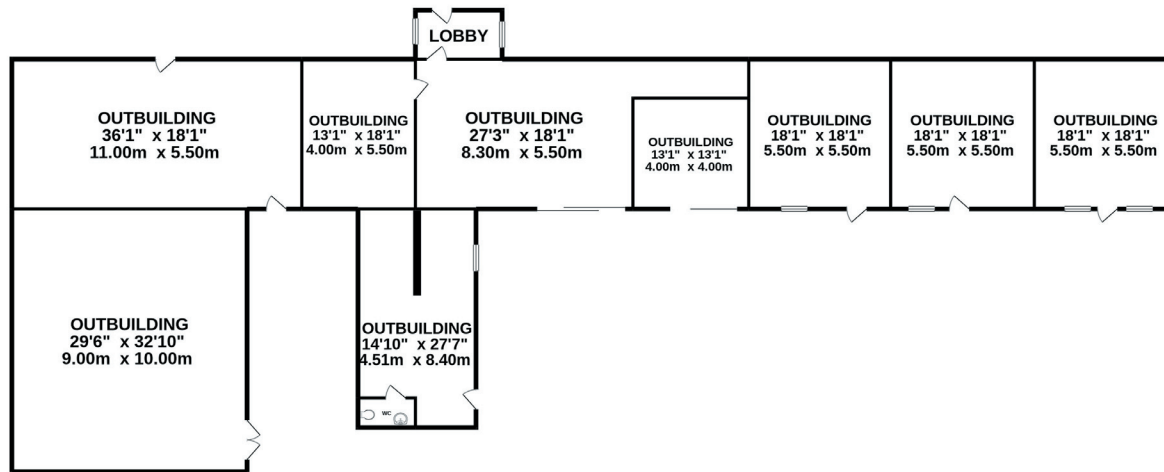
Property

Entering Lodge Farm House via the front door we are welcomed by the impressive entrance hallway, original chequered tile flooring line the space and a charming dogleg staircase rises to the floors above. To either side of the hall we find the first two impressive reception rooms. On the right we enter the sitting room where our eye is drawn to the impressive fireplace housing a wood burning stove. A large window fills the room with natural light and timber floor boards line the room. Across the hall we find the formal dining room, this exceptional room offers a superb space to entertain, a large window again fills the room with natural light and an ornate fire offers a charming focal point. A door from here leads to the rear hall whilst back in the main hallway we step to the rear into the family kitchen dining room. This room really is the hub of the home, french doors open to the walled courtyard whilst windows to the side and rear enjoy a view of the gardens. The kitchen itself is fitted with an attractive range of base units which incorporate a dish washer, stainless steel sink and we find an Agra fitted. ample workspace is created with addition of a large island whilst space remains for a sizable dining table. Passing the pantry we find the rear hall which leads to the cloakroom and a door opens to the snug. The smaller of the rooms still offers superb proportions and enjoys a view of the gardens whilst wood burning stove is set adjacent to the original bread oven providing a cosy place to unwind. Climbing the stairs we arrive on the first floor where we find a large study/library. From here we find a spacious double bedroom and vast bathroom which offers a shower, free standing bath, sink and w/c. At the front of the house we find two exceptional double bedrooms and a comfortable single. A door opens to the second staircase which rises to the second floor landing, the second floor serves a lavish guest suite offering a large double bedroom and separate bathroom which is finished to a superb standard. both rooms enjoy vaulted ceilings adding to the feeling of space and character of the home.





GROUND FLOOR 4170 sq.ft. (387.4 sq.m.) approx.



TOTAL FLOOR AREA : 4170 sq.ft. (387.4 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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Outside

From the A144 we approach Lodge Farm House via its private driveway which follows the rear boundary and wraps around the formal gardens of the house. The driveway leads us to an extensive parking and turning area set between the house and barn. Access to the garage and vehicular access to the barns lead from here. A gate opens through the attractive red brick wall into our formal gardens where we find an extensive landscaped garden that leads to the first of two ponds on the rear boundary, the garden boasts well planned beds, box hedging and variety of shrubs and trees that create a fascinating space, a slate garden is set to the front of the laundry/utility whilst a walled courtyard opens from the french doors in the kitchen. on the southern side the garden is mainly open lawn framed with hedging and a second pond is set to the rear. On the north side we find the barn, comprising of 9 units this exceptional space exceeds 4000. sq.ft and benefits from being excluded from the Grade II listing, the barn also enjoys water, drainage and electrical connections. This offers a wide range of uses and potential for a new owner to explore. Beyond the barn an area of meadow provides approximately a half an acre of open green space.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil central heating. Private Drainage.
Energy Rating: E

Local Authority:

East Suffolk Council
Tax Band: E
Postcode: NR34 8NJ

Tenure

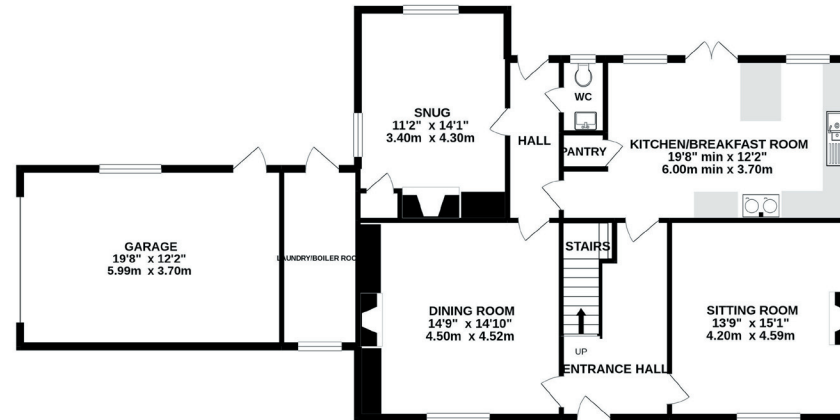
Vacant possession of the freehold will be given upon completion.

Agents' Note

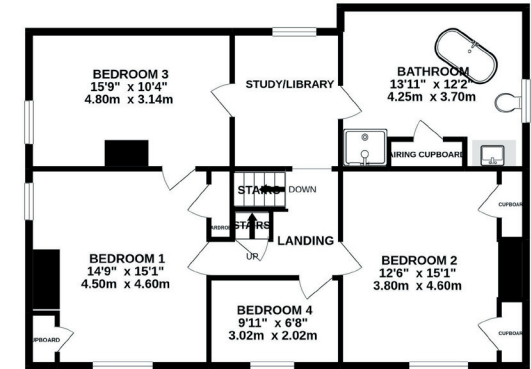
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £850,000

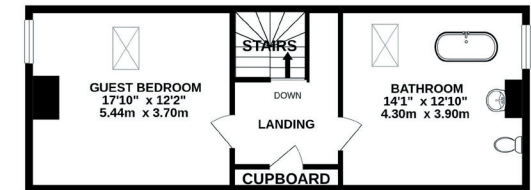
GROUND FLOOR
1343 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



2ND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 2779 sq.ft. (258.2 sq.m.) approx.

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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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