



The Limes
Eriswell Road | Lakenheath | Brandon

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The Limes

A rare opportunity to purchase a magnificent, period home refurbished throughout by the current owners, retaining a wealth of original features with generous reception rooms, five bedrooms, and an enclosed garden with detached garden room. Located in the popular village of Lakenheath with local amenities including shops, local services, public house, church, modern doctor's surgery, and a Primary School. In addition, the recently opened "Sports Pavilion" on the playing fields adds a further range of sports and leisure facilities to the existing Football and Cricket clubs. The Limes is situated opposite the Village Cricket Pitch.

The market town of Bury St Edmunds is approximately 30 minutes by car. This town is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.





Step Inside

Veranda covered entrance and external door into the reception hall with attractive parquet flooring, panelled staircase rising to first floor accommodation with a useful storage cupboard under. Period ceiling/wall mouldings and picture rails throughout this delightful residence. Door through to the sitting room with French doors to the garden, exposed timber floorboards, open fireplace with surround, hearth, and inset fire basket. The formal dining room on the opposite side of the reception hall has a striking bay window affording views to the front aspect, inglenook with inset wood burning stove, exposed timber floorboards, and built-in alcove storage units with shelving and cupboards. Door to inner hallway giving access to the spacious dual aspect kitchen/breakfast room providing a range of floor standing cabinets with preparation surfaces over. Ceramic sink and drainer with mixer tap. Spaces for electric oven and wine cooler, integrated dishwasher, terracotta floor tiles, and roof skylights. Opening into the breakfast area with fitted drawer units and cupboards, Aga, built-in storage, space for table and chairs, and terracotta floor tiles. Separate utility room with a range of storage, Butler sink, spaces and plumbing for washing machine and tumble dryer. Space for freestanding fridge/freezer. Ground floor shower room with large shower cubicle, pedestal hand wash basin, low-level WC, tiled floor, part tiled wall, and built-in storage.

First floor landing with doors to all five bedrooms and the family bathroom. Principal bedroom with built-in wardrobes and open fireplace. Fitted carpet and window to front aspect. Two further bedrooms look out over the front garden and cricket pitch one featuring a lovely bay window. There is double bedroom opposite the family bathroom, and the guest bedroom with ensuite overlooking the rear garden. The ensuite has a walk-in shower, hand wash basin, and low-level WC. The family bathroom has a bathtub with shower attachment, washstand style hand wash basin, low-level WC, and heated towel rail.





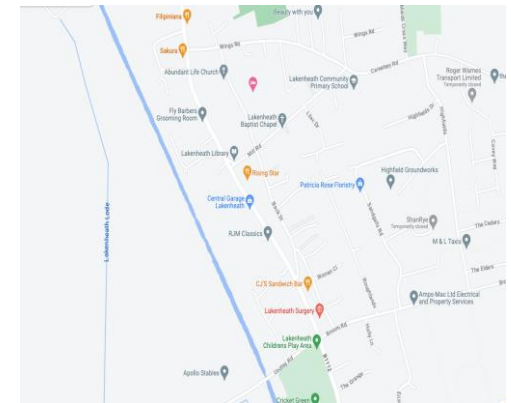
Step Outside

The property sits on a corner plot with off road parking to the side. The garden wraps around the house and is mainly laid to lawn with mature trees and shrubs. There is a paved seating area with a raised water feature. This area is perfect for al fresco dining or to relax and enjoy the sunshine. From the kitchen there is a further paved seating terrace. There is a detached garden room positioned in the rear garden. The front veranda is another area for sitting and watching the world go by or the cricket.



Location

Lakenheath boasts a small railway station approximately 2 miles from the centre of the village. Lakenheath is approximately 5 miles from Mildenhall, 6 miles from Brandon and 12 miles from Thetford where a larger range of services and facilities can be found. Via the A14 it is easy to access the A11 Fiveways roundabout and subsequently travel through to Newmarket, Cambridge and Bury St Edmunds.



Lakenheath IP27 9AF
 Approximate Gross Internal Area = 256 m² / 2758 ft²
 Outbuilding = 14 m² / 148 ft²
 Total = 278 m² / 2906 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Francis Ambler Photography © 2023

35 Eriswell Road Lakenheath BRANDON IP27 9AF	Energy rating E
Valid until 12 July 2032	Certificate number 2421-6181-7611-1183-2131



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