

Top Road
Ilketshall St. Andrew
Beccles
NR34 8NN



Top Road

Guide Price £650,000

The stunning countryside family home...

Welcome to Willow Farm, a stunning property located in a beautiful countryside setting with panoramic field views. As you enter through the front door, you are greeted by a spacious entrance hall with a large window flooding the space with natural light. The clever use of built-in storage under the stairs enhances the functionality of the space, with a separate cloakroom offering a wash basin and W/C. Moving on, the kitchen is a true gem with a range of modern wall and base units, a large 4-chamber Rangemaster with five hobs, a hot plate and an extractor over, dishwasher, and water softener, all complemented by breath-taking views of the surroundings. There is also space for an undercounter washing machine and large freestanding fridge-freezer.

The open-plan design then seamlessly flows into the large dining room, offering a versatile space for entertaining or everyday living. The adjacent garden room provides a cosy spot to relax while enjoying views of the garden and the swimming pool. To the right you will then find the utility room, offering convenience and great storage.

You then lead into the exceptional lounge, at over 23ft in length! Boasting a very large window overlooking the pond and field views to the rear, sliding doors to the west-facing patio for evening sun, and an abundance of space for furniture, it would be hard to leave this space!

Upstairs, you'll find a family bathroom with a spacious walk-in shower with rainfall shower head, W/C, and wash basin. The bedrooms boast generous space for double beds and further furniture, with built-in wardrobes and lovely views of the property and garden.

Outside, the property continues to impress, to say the least! Offering a well-manicured and carefully landscaped space with 3 ponds, numerous fruit trees, greenhouses, and outbuildings, it's a real gardener's dream. You will also find the heated swimming pool (made to an 8ft depth at its deepest), changing rooms, two summer houses, and a games room in the larger-than-double garage, providing ample options for recreation and relaxation. The heating for the main house is run on oil, with the pool being heated with an air source heat pump, and 16 solar panels on the main roof for additional efficiency.

You really do have to see this incredible property for yourself however as much more can be said. With the current vendors having enjoyed many decades here, Willow Farm offers a perfect blend of comfort, functionality, and modern country living, making it a truly exceptional English countryside retreat.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
East Suffolk

Council Tax Band E

EPC Rating C



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TOTAL FLOOR AREA: 2159 sq. ft. (200.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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