



MANOR HOUSE FARM

BECKS GREEN LANE, ILLKETSHALL ST ANDREW, NR34 8NB



Manor Farm is a Grade II listed, detached residence, currently offered for sale in the course of renovation.

Set back from the road and accessed via a shared driveway, which leads to the property's private drive, this home is a hidden gem full of potential. Retaining many of its original features, the current owners have carefully blended the property's timeless character with modern improvements.

Upon entering through the side, you'll be greeted by a hallway with a convenient storage area. The spacious kitchen overlooks both the front and side aspects of the property. Fully renovated, the kitchen boasts high-quality fittings and has made clever use of a former inglenook fireplace, now repurposed as a charming seating area. Adjacent to the kitchen, you'll find a doorway leading to a shower room, which is currently under construction. Beyond this there are two generously sized storage rooms, offering potential for conversion into additional accommodation, subject to the necessary permissions.

As you continue through the hallway towards the other end of the property, you'll pass a useful utility room before entering two large reception rooms, both of

which enjoy views of the front aspect. The first reception room features access to a front porch, which is currently unused, and an impressive staircase leading to the first floor.

The first floor comprises four spacious bedrooms and a family bathroom. Notably, the current owners have begun work on creating ensuite shower rooms for two of the bedrooms. The master bedroom, in particular, boasts a spacious dressing area, providing a true sense of luxury.

The second floor offers several attic rooms, currently utilised as storage. However, these rooms present an exciting opportunity for further renovation and development, offering additional living space for those with a vision.



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Outside, the property is set within mature gardens, offering a blank canvas for a buyer to create their own outdoor paradise. With ample space and privacy, the garden provides many opportunities for personalisation and development.

Manor Farm offers an exciting opportunity for those seeking a project to create a magnificent family home, with the charm and character of a period property, combined with the scope for modernisation and expansion.

SERVICES

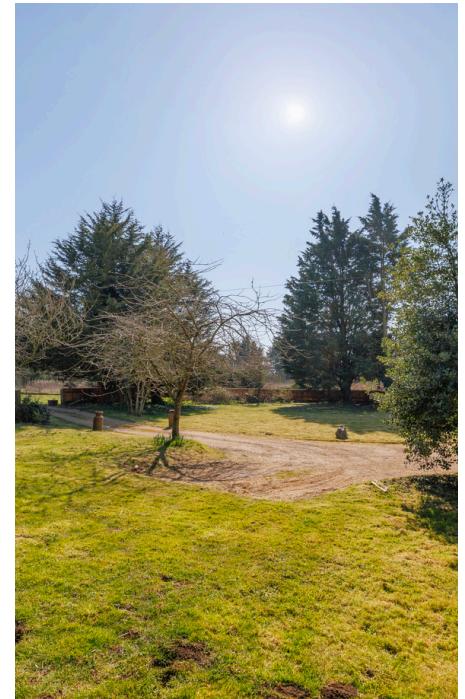
Main electric, oil fired central heating and sewerage via septic tank.
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

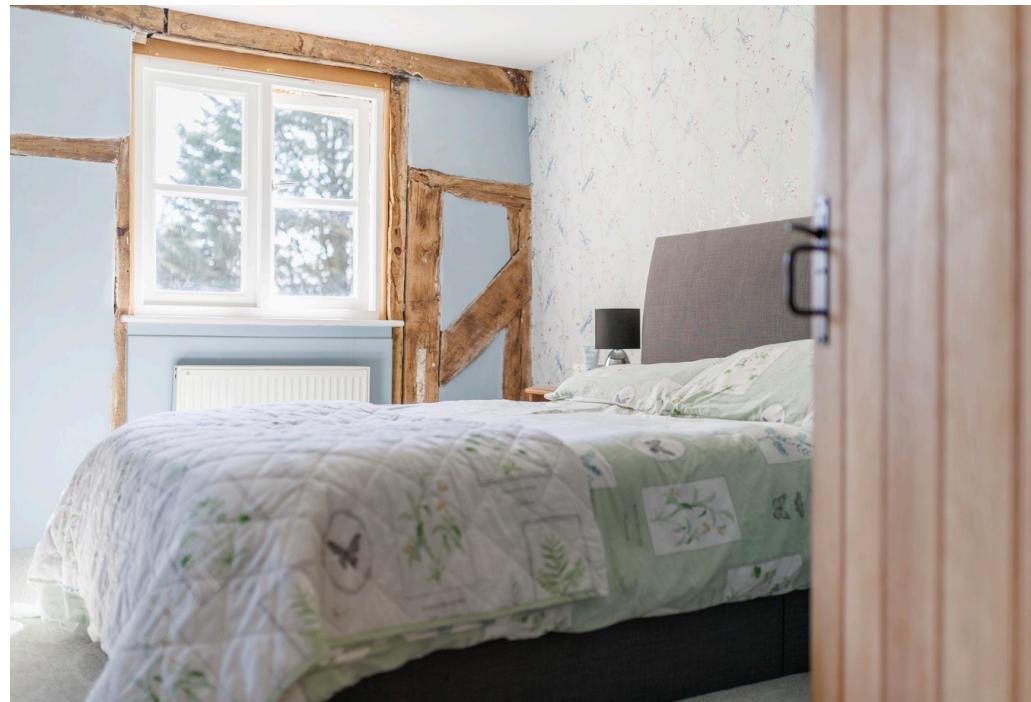
LOCAL AUTHORITY

East Suffolk Council. Council Tax Band - E

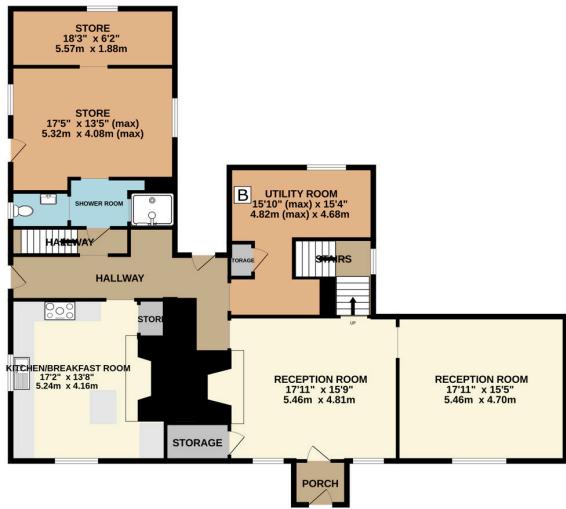




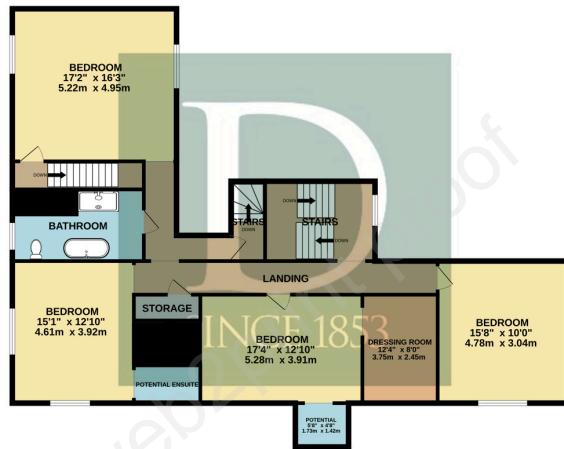
GRADE II
LISTED
DETACHED
RESIDENCE



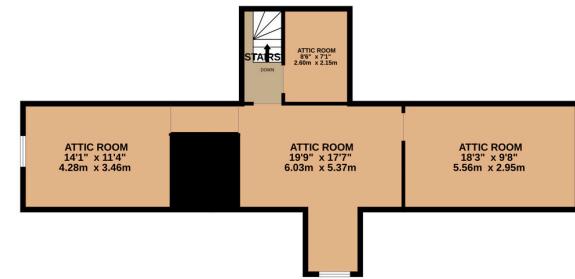
GROUND FLOOR
1663 sq.ft. (154.5 sq.m.) approx.



1ST FLOOR
1484 sq.ft. (137.9 sq.m.) approx.



2ND FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 3914 sq.ft. (363.6 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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DURRANTS

SINCE 1853

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