



LANESBOROUGH HOUSE

HALESWORTH ROAD, ILKETSHALL ST. LAWRENCE, NR34 8NH



This spacious and flexible home offers well-proportioned accommodation throughout. Enter through a new front door (2023) into a porch and main hallway with stairs to the first floor.

To the right is a bright sitting room with a wood-burning stove and front views, flowing into a 1960s/70s dining room with patio doors to a lean-to and garden access. The kitchen overlooks the rear garden and includes fitted units, a Calor gas hob, and an electric oven. A utility area with storage and appliances leads to a rear door and a walk-in pantry.

The original kitchen/laundry room offers more units and houses the immersion heater for downstairs. A secondary hallway off this space includes a bathroom (shower, WC, basin), a versatile reception room (potential bedroom/dining room), and a separate office or store room leading into a conservatory with garden access.

Upstairs are three bedrooms: a generous main double with front/side views and built-in storage, a second spacious double with loft access and a cupboard, and a third single room currently used as an office. The family bathroom features a bath with shower over, WC, and basin. The loft is insulated and boarded for storage.

Set on approx. 0.35 acres, the mature garden features established flower beds and year-round interest. A concrete driveway offers ample off-road parking, with a second entrance at the far end for added convenience.

Outbuildings include an attached single garage, two detached double garages, a greenhouse (septic tank below), pump house (storage), woodshed, and workshop. The rear patio provides ideal space for outdoor dining with countryside views.

Tenure - Freehold

SERVICES - The property uses mains water and electricity, drainage is by way of septic tank. Heating is via the wood burner and storage heaters. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY – East Suffolk - D

EPC – TBC



5



2



4

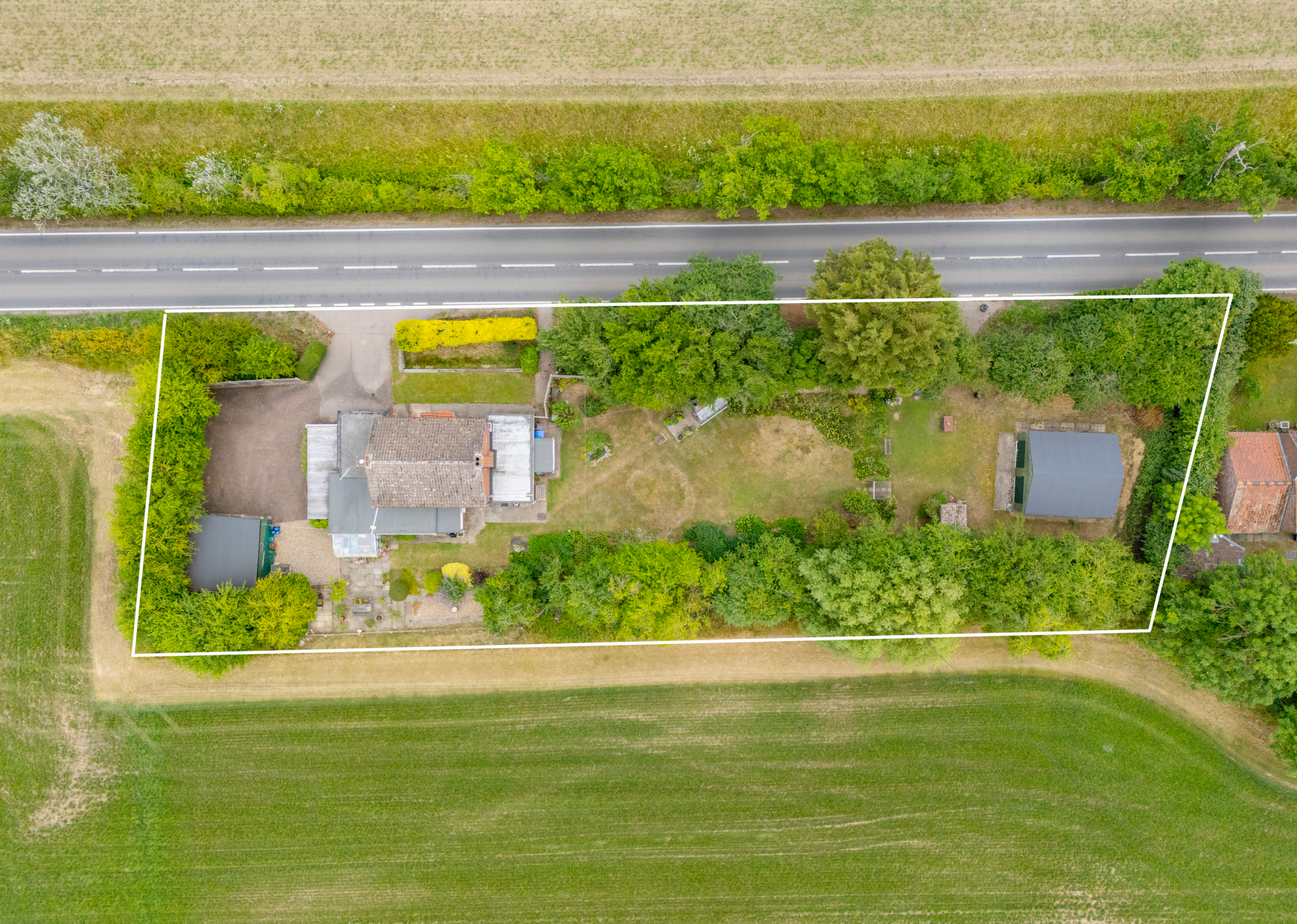


0.35
acre







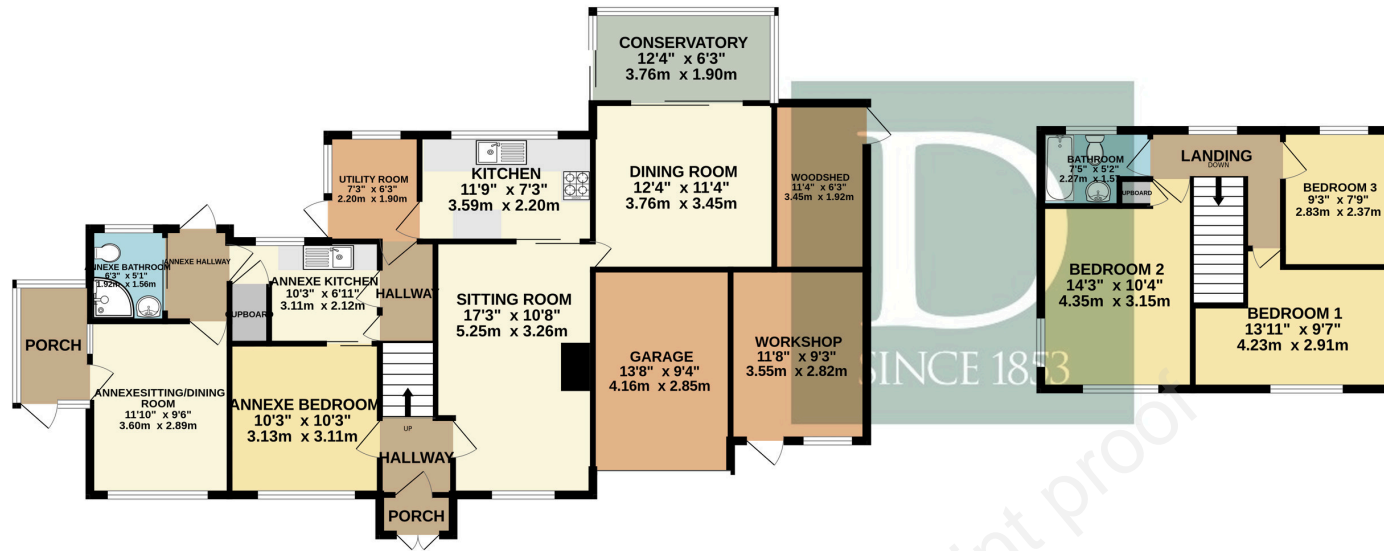


FLOOR PLAN

GROUND FLOOR
1298 sq.ft. (120.6 sq.m.) approx.

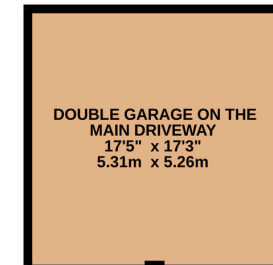
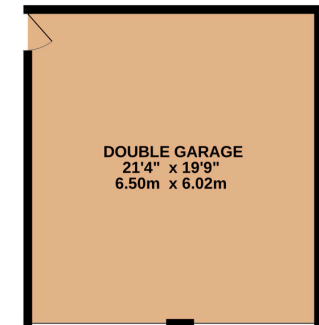
1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.

OUTSIDE
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 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.
Made with Metropix ©2025



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**

Email : **halesworth@durrants.com**

BECCLES | DISS | HALESWORTH | HARLESTON | SOUTHWOLD | MAYFAIR



PLEASE RECYCLE

WWW.DURRANTS.COM