



Tithe Farmhouse

Mill Lane, Ilketshall St Andrew, NR34 8JL

BROWN & CO



Tithe Farmhouse, Mill Lane, Ilketshall St Andrew, NR34 8JL

A most attractive and thoughtfully renovated farmhouse with detached double garage in grounds approaching an acre 0.88 acres (stms)

£960,000



DESCRIPTION

Tithe Farmhouse is a fine period farmhouse of mellow red brick construction beneath a slate roof, set within outstanding, and beautifully tended grounds extending to approximately one acre. The property occupies a wonderfully private and rural position on the edge of the village, with far-reaching views across open countryside and towards the distinctive round-towered church of Ilketshall St. Andrew.

Approached via an electric gated entrance, a sweeping shingled driveway leads up to the side of the house, creating a fitting approach and a high degree of seclusion. The house is positioned centrally within its plot, with established, landscaped gardens surrounding the property and providing a tranquil setting.

The accommodation is arranged over two floors, offering well-balanced and generously proportioned rooms. The principal reception rooms enjoy delightful views over the gardens and surrounding rural landscape and link in well with one another. In particular, the open plan reception room/dining room which flows through to the kitchen area with central island, a good range of base units underneath quartz worktops support the kitchen and make for a super place to entertain with a substantial access via bi-fold doors onto the terrace. In addition, there is a lovely sitting

room with log burner, and ancillary to the house are the boot room, and cloakroom.

On the first floor, there are four double bedrooms and a family bathroom positioned off the landing area. The principal bedroom and guest bedroom both enjoy en-suites facilities, there is also a dressing room in the principal bedroom. The views across open countryside with the round-towered church in the distance are very impressive and have been beautifully captured by the owner's arrangement.

To the rear of the house is a recently constructed double garage of traditional brick and timber clad design, built to complement the main house. This provides secure parking along with useful storage and potential for ancillary use, subject to the necessary consents.

The gardens are predominantly laid to lawn and interspersed with mature trees and shrub borders, enhancing the privacy and charm of the setting. The Terrace which adjoins the kitchen area is a super space and importantly, faces south. The gardens also include a well and a shingled path leads out from the front of the house to the boundary where there is a small seating area capturing the views back towards the house. Tithe Farmhouse blends the timeless charm of a traditional Suffolk farmhouse with the modern comforts of a top to bottom renovation. Lovingly updated

by the current owner, every detail has been carefully considered, resulting in a home that offers the aesthetic of a historic farmhouse combined with the standards of a new build.

Services – Mains water, mains electricity, oil fired central heating, private drainage system (water treatment plant).

Local authority – East Suffolk Council

LOCATION

Ilketshall St Andrew is a small and picturesque rural village situated in north Suffolk, surrounded by gently rolling farmland and unspoilt countryside. It is one of the historic "Saints" villages, known for their tranquil settings and charming medieval churches — Ilketshall St Andrew itself being notable for its fine round-towered church, a distinctive feature of this part of East Anglia.

Despite its peaceful and secluded setting, the village is conveniently located for access to nearby market towns. The historic town of Bungay lies approximately 3 miles to the north and offers a good range of everyday amenities including independent shops, cafes, a medical centre, and schooling. The larger town of Beccles, on the River Waveney, is around 7 miles to the east and provides further services as well as a train station with links to Lowestoft and Ipswich.



The area is well placed for access to the Heritage Coast, with Southwold, Walberswick, and Dunwich all within comfortable driving distance. The cathedral city of Norwich is approximately 20 miles to the north and offers a comprehensive range of cultural, educational, and recreational facilities, as well as a mainline railway station and an international airport.

The surrounding countryside provides excellent opportunities for walking, cycling, and riding, and the wider Waveney Valley is known for its natural beauty and rural charm.

DIRECTIONS

From Norwich, take the A146 south-east, signposted towards Beccles. Continue on the A146 for approximately 15 miles, passing through Hellington and Thurton. At Hales roundabout, take the second exit onto the B1332, signposted Bungay. Continue on the B1332 for around 5 miles until you reach the edge of Bungay. At the roundabout on the outskirts of Bungay, take the first exit onto Upper Olland Street (B1062), following signs for Ilketshall St Andrew and Homersfield. Continue on the B1062 for about 1.5 miles, then turn right onto Nollers Lane (also be signposted towards Ilketshall St Andrew). Follow Nollers Lane for approximately half a mile, then turn left onto Church Road.

Continue past the church, and the entrance to Tithe Farmhouse will be found shortly afterwards on the right-hand side, set back from the road and accessed via a gated entrance with a sweeping shingled driveway.

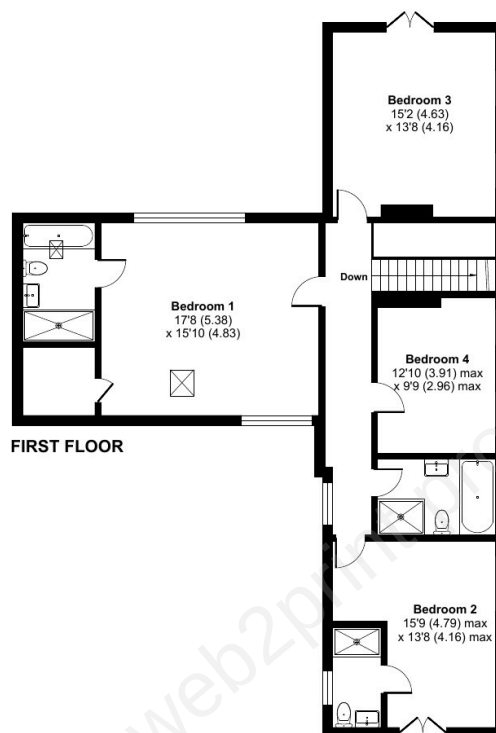
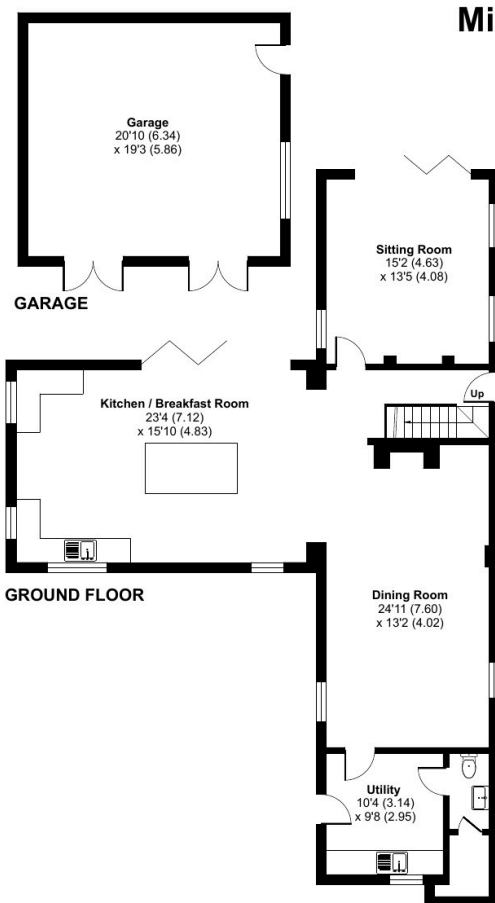
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Mill Lane, Ilketshall St. Andrew, Beccles, NR34

Approximate Area = 2351 sq ft / 218.4 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2751 sq ft / 255.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Brown & Co. REF: 1364360

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