

# 13 Anchor Lane - Guide Price £550,000

Lakenheath IP27 9DP

**shires**  
residential



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# Guide Price £550,000

## The Property

This impressive Grade II Listed home on Anchor Lane offers a rare blend of period charm and modern comfort — complete with an attached but self-contained barn conversion. Together, they create a unique and flexible living arrangement.

The main house features an elegant layout with spacious reception rooms alongside well-proportioned bedrooms and bathrooms. The attached barn conversion, while connected, offers its own independent space — perfect for extended family, guests, or even a potential home business or rental (subject to permissions).

Outside, the property benefits from a generous garden — a peaceful, private space for outdoor living. A separate office in the garden also provides the perfect spot for working from home or enjoying a quiet hobby space.

Full of character and original features, this home combines traditional architecture with the practicality of modern updates. It's an excellent fit for families or anyone seeking a spacious, versatile home in a tranquil setting, yet close to local amenities.

## Features

- GRADE TWO LISTED
- FOUR SPACIOUS BEDROOMS
- GENEROUSLY SIZED RECEPTION ROOMS
- SEPERATE OFFICE SPACE
- BEAUTIFULLY PRESENTED
- LARGE PRIVATE GARDEN
- 1 BEDROOM ANNEXE BARN CONVERSION
- A RARE AND UNIQUE OPPORTUNITY
- OVERLOOKS FIELDS
- CALL SHIRES TO VIEW



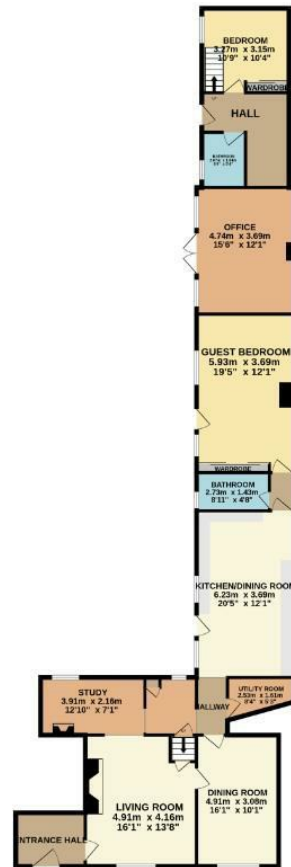




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR  
146.5 sq.m. (1577 sq.ft.) approx.

1ST FLOOR  
69.9 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA: 216.4 sq.m. (2329 sq.ft.) 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 operation or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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