



Langley House
Botesdale | Suffolk | IP22 1BX

EFFORTLESS ELEGANCE



Located in the heart of Botesdale's conservation area, this four-bedroom detached home combines genuine character with a fresh, inviting feel. From the restored sash windows to original fireplaces, every room feels bright, airy and thoughtfully styled. The spacious kitchen-dining area is perfect for everyday living, while upstairs the principal bedroom boasts a private ensuite and dressing room. With plenty of parking, a garage and local shops just a short walk away, this is a welcoming home where village life and convenience combine beautifully.



KEY FEATURES

- A beautiful four-bedroom detached property
- Exceptional character features throughout
- A large and social kitchen dining area
- Principal bedroom with ensuite and dressing room
- Parking for multiple vehicles
- Single integral garage
- Presented beautifully throughout
- All sash windows recently refurbished
- located within a short walk of all local amenities
- A short drive from the amenities and train links of Diss

Set back from the road in the sought-after conservation area of Botesdale, this elegant Edwardian detached home makes an immediate impression with its characteristic symmetrical façade, classic proportions and generous parking. Full of charm and beautifully presented, it showcases the space and grace typical of Edwardian design - tall ceilings, expansive sash windows and a natural, easy flow between rooms. Step outside and you're right in the heart of village life: a friendly café, local supermarket, two welcoming pubs, a health centre and scenic footpaths that lead straight into the surrounding countryside.

Step Inside

Inside, the house is filled with natural light and personality, with each room offering a generous sense of space and calm. Carefully refurbished original sash windows and characterful fireplaces throughout provide warmth and charm, while high ceilings and airy proportions reflect the hallmarks of classic Edwardian design. The interiors have been tastefully and sympathetically decorated, allowing the home's period features to shine without overwhelming the space. Decorative details - elegant cornicing, ceiling roses, and panelled doors - add to the sense of quiet refinement, while the overall palette and finish feel fresh and welcoming. The ground floor offers three generous reception rooms, each providing flexible space for a variety of uses - be it formal entertaining, a cosy snug, or a home office. Two rooms face the front of the property, while the third enjoys views over the rear garden. All are tastefully decorated and feature elegant fireplaces, with the current owners using the one in the front reception as a welcoming focal point. Large sash windows flood each room with natural light, creating bright, uplifting spaces that are both inviting and versatile.

The kitchen/dining room is a warm and welcoming room, perfect for both everyday family life and relaxed entertaining. Cream-painted wooden cabinets with classic cup handles offer plenty of storage, while solid wooden worktops add a rustic charm that pairs beautifully with the terracotta tiled floor underfoot. The layout is both practical and inviting, with room for a dining table where you can gather for meals or morning coffee.

A window above the sink frames lovely views of the garden, bringing in natural light and a sense of connection to the outdoors. The kitchen is well-equipped with a range cooker, fridge and dishwasher - all neatly integrated to maintain the room's character. It's a space that feels functional, full of character and ready to be the heart of the home.





KEY FEATURES

There's direct internal access to the single garage - useful for storage, parking or as a utility/workshop space. Currently part of the garage serves as a utility room with washing machine, dryer, freezer and extra fridge all installed.

Exploring Upstairs

Upstairs, the sense of space and style continues with four good sized bedrooms. The principal suite is a standout feature, thoughtfully enhanced by the current owners with the addition of a sleek ensuite and a separate dressing room, creating a private, well-appointed retreat. Bedroom two is another lovely light room with its own ensuite shower room. The remaining bedrooms are bright and versatile, ideal for family living, guest accommodation, or home working, depending on your needs. Each room enjoys plenty of natural light, complemented by a calm, neutral palette that makes the most of the space. A well-maintained family bathroom serves the additional bedrooms, completing the upper floor with the same high standard of finish seen throughout the home.

Step Outside

The garden is a private, secure space, featuring a charming brick and flint wall along one side that adds character charm. A tidy, low-maintenance lawn offers room for children or dogs to play safely, surrounded by mature borders that create an established backdrop. The generous patio area is perfect for relaxing outdoors or entertaining friends and a handy shed provides extra storage. With its easy-care design and enclosed layout, this garden is a welcoming spot to enjoy a good book or a sundowner.

To the front of the property there is parking for several vehicles along with access to the single garage.

On The Doorstep...

Botesdale is a well-regarded village with a genuine sense of community and all the day-to-day amenities you need within easy walking distance. There's a local supermarket, café, pharmacy, GP surgery, dentist, take-aways, two pubs and a primary school all close by, making the area particularly appealing to those looking for a balance between rural living and convenience.

Neighbouring Rickinghall extends the offering, with additional services and a similarly strong community feel. For those who enjoy walking or cycling, the surrounding countryside offers peaceful lanes and open views.

























INFORMATION



How Far Is It To...

While the village offers plenty, it's also well connected to larger towns and key transport links. Diss is just 6.5 miles away, providing a broader range of shops, supermarkets, restaurants, and a mainline railway station with direct trains to London Liverpool Street in under two hours. Around 30 minutes by car, Bury St Edmunds offers excellent shopping, dining and cultural attractions, including the historic Abbey Gardens and a packed calendar of events throughout the year. For road travel, the A143 provides swift access east and west, while the A140 takes you north to Norwich or south towards Ipswich and the A14. And when it's time for a change of scenery, the Suffolk coast is within easy reach, with seaside favourites like Southwold and Aldeburgh perfect for coastal walks, fresh seafood and a slower pace.

Directions

From Diss head west on the A143 to Botesdale. Take the Bury Road to the village. As you enter the village the property is on your left.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// tokens.miles.lifeguard

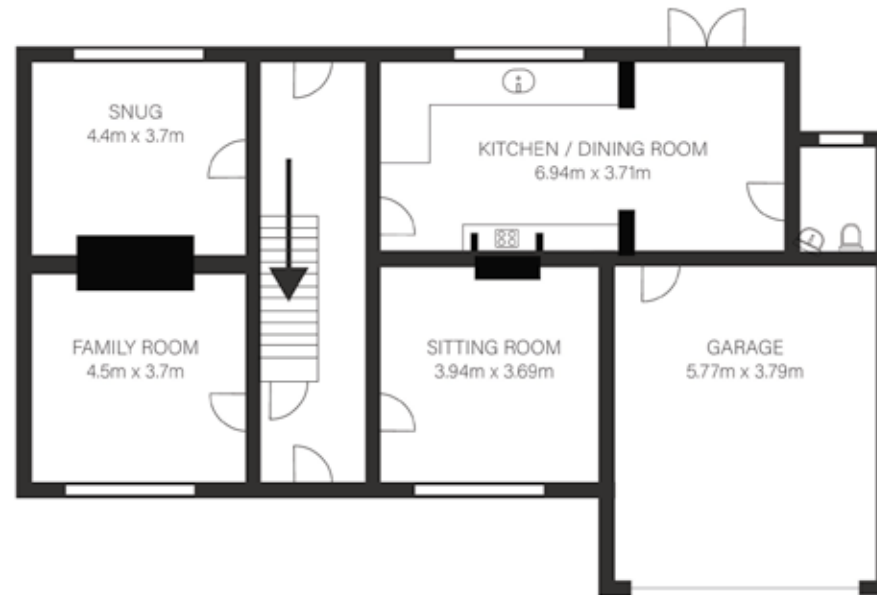
Services, District Council and Tenure

Oil Fired Central Heating
LPG for range cooker
Mains Electricity, Water & Drainage
Broadband Available - Please check www.openreach.com/fibre-checker
Mobile Phone Reception - Varies depending on network provider. Please see www.ofcom.org.uk to check.
Mid Suffolk District Council – Band F
Tenure: Freehold

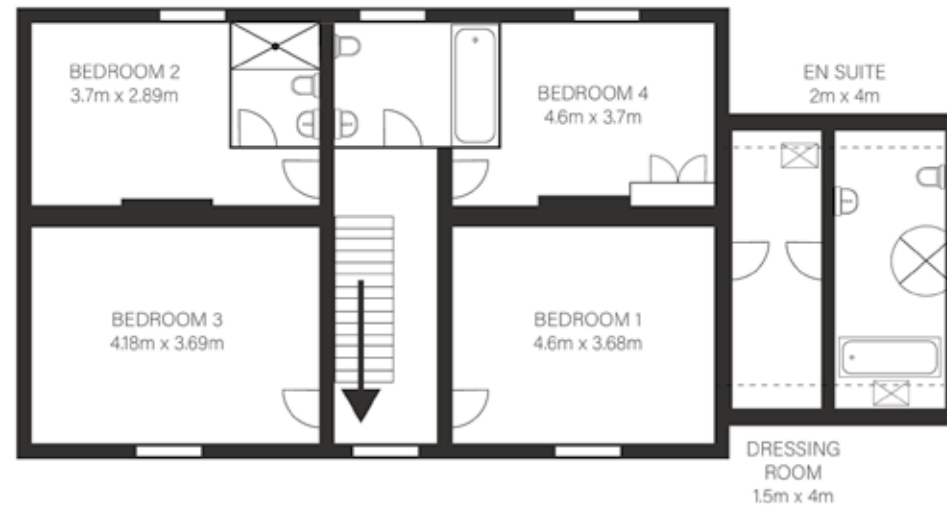
Agents Note

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GROUND FLOOR

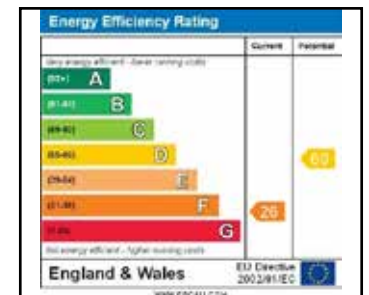


FIRST FLOOR



TOTAL = 211 sq m (2268 sq ft)
MAIN HOUSE = 189 sq m (2023 sq ft)

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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