



OLD BUTCHERS ARMS, TOOKS COMMON LANE

ILKETSHALL ST ANDREW NR34 8HS



Believed to date back to the 1800s, this charming former ale house occupies a generous plot extending to approximately 4 acres (STMS), offering a unique blend of character, space, and potential.

The accommodation is entered via a front porch leading into a welcoming hallway and onward to the principal sitting room. Rich in period charm, this inviting space features an impressive inglenook fireplace with a wood-burning stove, creating a wonderful focal point. An additional reception room is accessed from the sitting room and enjoys direct access to the gardens, making it ideal as a 4th bedroom family room, study, or entertaining space.

To the rear of the property, a hallway leads past a ground-floor bedroom with its own en-suite shower room before opening into a striking split-level dining room with a double-height ceiling and staircase rising to the first floor. From the dining room there is access to a family bathroom and a kitchen overlooking the rear gardens. The kitchen in turn leads to a utility room and a conservatory enjoying views across the surrounding grounds. On the first floor, a central landing serves two bedrooms. The principal bedroom benefits from access to a private balcony, providing elevated views over the gardens and paddocks beyond.

Outside, the property is approached via a crescent-shaped driveway providing ample parking. The extensive gardens wrap around the sides and rear of the house, creating a wonderful setting for outdoor living. Beyond the formal gardens lie enclosed paddocks, ideal for those with equestrian or smallholding interests. Towards the far end of the plot is a single stable & tack room + separate field shelter, while two substantial outbuildings provide further versatility, with one already benefiting from planning permission for conversion.

#### SERVICES

Mains water and electricity. Drainage is to a private system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

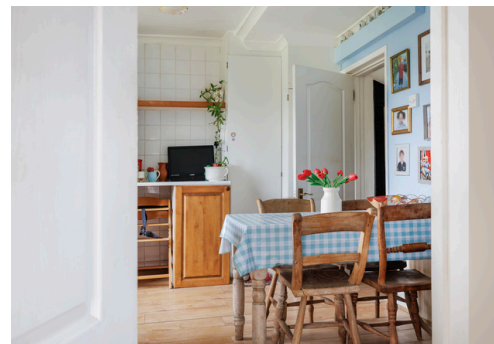
#### TENURE

Freehold.

#### LOCAL AUTHORITY

East Suffolk Tax Band – C





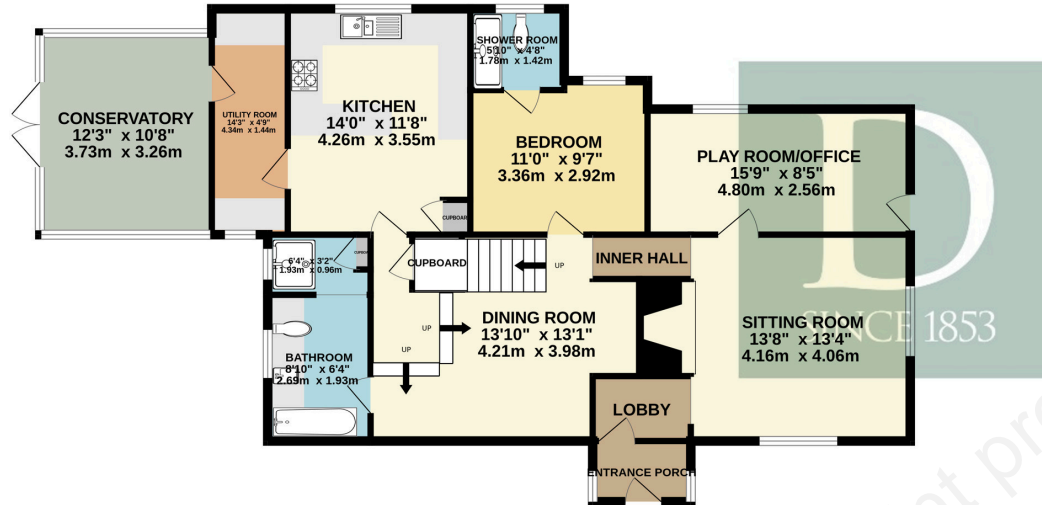
4 ACRES STMS



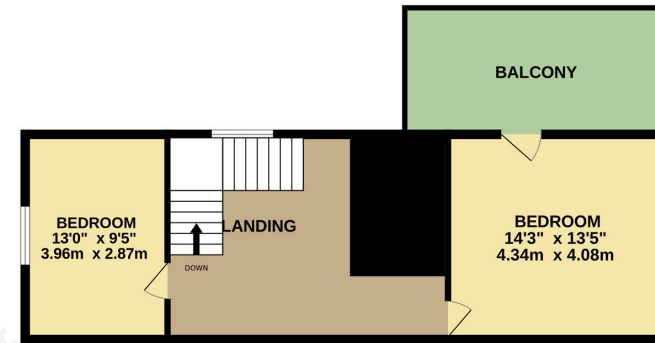


## FLOOR PLAN

GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 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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### CONTACT US

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