The Lodge

Great Livermere | Bury St. Edmunds | IP31 1JR

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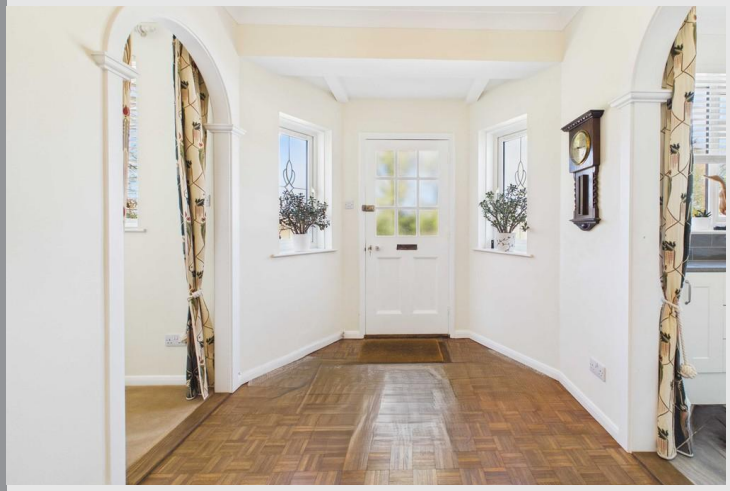
Combining seclusion with accessibility, The Lodge represents a rare opportunity to acquire a distinguished home in an idyllic Suffolk setting, perfectly suited as both a principal residence and an elegant country retreat



Step Inside

Set discreetly within its beautifully established grounds, The Lodge reveals a home of remarkable balance, where generous proportions, natural light and refined detailing come together to create an elegant single-storey residence. Originally constructed in 1960 and thoughtfully enhanced in more recent years, the interiors are characterised by high ceilings and a carefully considered layout, presented in a tasteful, understated colonial style.

The reception space is particularly impressive, designed with both comfort and entertaining in mind. A substantial dual-aspect sitting room forms the heart of the home, centred around a wood-burning stove with granite hearth, while soft light filters through French doors opening onto the gardens. Sliding doors connect seamlessly to the dining room, where bifold doors invite the outside in and create a wonderfully sociable setting for gatherings.

The kitchen/breakfast room is both stylish and highly functional, beautifully appointed with shaker-style cabinetry, granite work surfaces and a central island with breakfast bar. A range-style oven forms a focal point, while integrated appliances, a walk-in pantry and a well-equipped utility room ensure everyday practicality is effortlessly catered for.

The bedroom accommodation is arranged across two distinct wings, offering flexibility for family living or guest privacy. To one side, the principal bedroom enjoys tranquil garden views and is complemented by a further generous bedroom and a contemporary shower room. The opposite wing provides three additional bedrooms—one currently arranged as a study—served by a family bathroom and separate cloakroom facilities. Throughout, the sense of space and calm is enhanced by pleasant outlooks, ample storage and a cohesive finish.

Modern comforts have been carefully integrated, including double glazing, oil-fired central heating and solar photovoltaic panels, ensuring efficiency sits comfortably alongside the home's timeless character.

Step Outside

Approached via a sweeping driveway, The Lodge immediately conveys a sense of arrival, opening onto an expansive shingled courtyard with ample parking and access to a double garage. The grounds, extending to approximately 1.4 acres (subject to survey), are a defining feature—mature, private and thoughtfully arranged to offer both structure and natural beauty.

To the rear, the formal gardens unfold as a predominantly lawned landscape interspersed with a variety of established trees and planting, induding a charming orchard with apple, pear and plum trees. Seasonal colour is provided by spring bulbs and flowering shrubs, while mature hedging and traditional walling create a high degree of sedusion.

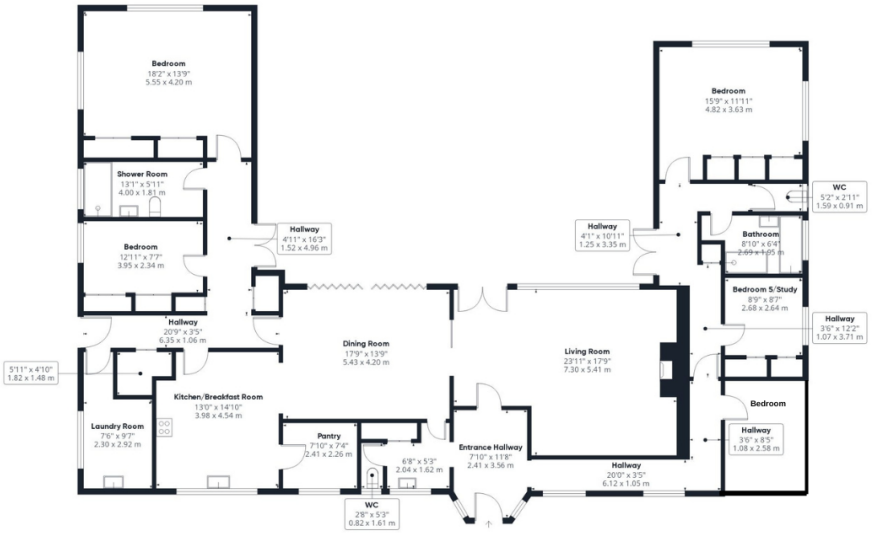
Immediately adjoining the house, a cobbled terrace and ornamental pond with fountain provide an attractive focal point, ideal for outdoor dining and relaxation. A walled sun terrace and courtyard area, enjoying an easterly aspect, offers further versatility, complemented by a shaded veranda extending from the main residence.

A range of useful outbuildings, including brick stores and tool sheds, enhance the practicality of the grounds, while direct access to the surrounding countryside makes this an ideal setting for walking, cycling and embracing the rural lifestyle.

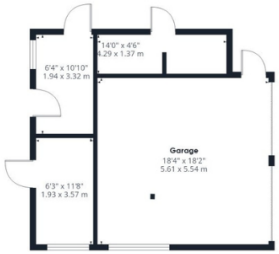
Location

The Lodge occupies a discreet and highly desirable position within the sought-after village of Great Livermere, enjoying westerly views towards the magnificent St Peter's Church—a Grade I listed landmark of notable historic significance. The village itself offers a charming and close-knit community atmosphere centred around its village hall and picturesque surroundings.

Despite its peaceful rural setting, the property is exceptionally well placed for access to the historic market town of Bury St Edmunds, just four miles to the south-west. Renowned for its Georgian architecture, independent boutiques, restaurants and cultural amenities, the town provides an excellent range of everyday services alongside superb schooling and transport connections.



Ground Floor Building 1



Ground Floor Building 2

Approximate total area(1)

2969 ft²

275.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Services

- Mains water and electric
- Septic tank drainage
- Oil central heating
- Solar panels with feed-in tariff and solar boost.
- EPC Rating TBA
- Council Tax Band F
- Freehold

The Property Ombudsman

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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.

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