



# THE OLD POST OFFICE

FOOKS COMMON LANE, LIKESHALL, ST. ANDREW, NR. ST. MARYS



Hidden away from the road and occupying a generous plot in an idyllic countryside setting, The Old Post Office is a charming period home offering beautifully presented accommodation and captivating gardens.

**Entering via the side door, you are welcomed into a stylish open-plan kitchen, dining and family room, creating the heart of the home. Double doors open into a delightful garden room featuring a wood-burning stove and enjoying views over the surrounding gardens. A side hall provides access to a useful utility room and cloakroom/WC.**

A further staircase rises from the landing to a fourth bedroom tucked away in the eaves, offering a versatile space ideal as a guest room, home office or hobby room.

Outside, the property is truly captivating. Ample parking is available to the front, with a driveway leading to two garages. The plot extends to approximately 1.3 acres STMS and includes a variety of useful outbuildings. The current owners have thoughtfully landscaped and defined distinct areas within the garden, greatly enhancing its appeal and creating a series of attractive outdoor spaces to enjoy. At the far end of the plot, a delightful wooded area provides a peaceful and natural backdrop.

To the front of the property, accessed from the kitchen, is a charming sitting room centred around an impressive inglenook fireplace with inset wood-burning stove. From here, a front porch provides an additional entrance, while stairs rise to the first floor.

The first floor is arranged around a split-level landing which provides access to three bedrooms, two of which benefit from dual-aspect windows. The principal bedroom enjoys generous built-in storage. Completing this floor is a stylish family bathroom, fitted with a double-ended bath and separate shower enclosure.







### SERVICES

Mains water and electricity are connected. 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.

### VIEWING

Strictly by appointment with the agent's Beccles Office.

### LOCAL AUTHORITY

East Suffolk District Council. Council Tax Band – D



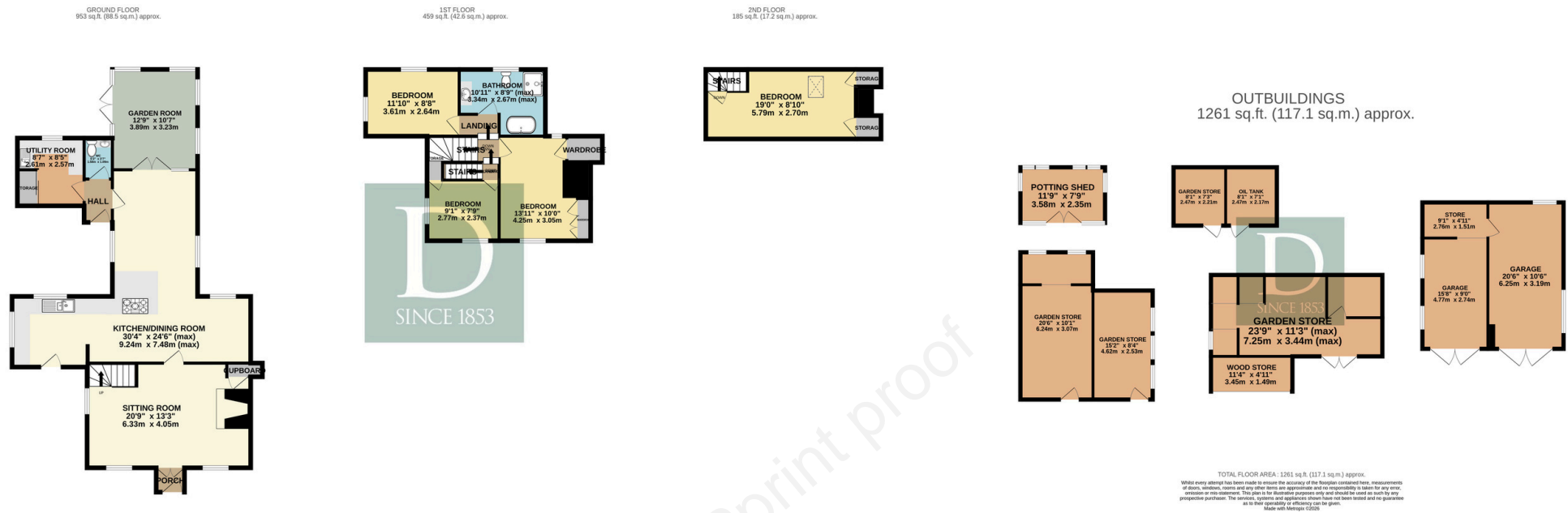


BEAUTIFUL  
LOCATION





## FLOOR PLAN



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 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.

Made with Metropix ©2025

TOTAL FLOOR AREA: 1261 sq.ft. (117.1 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.

Made with Metropix ©2025

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 10 New Market, Beccles, Suffolk, NR34 9HA

Tel : **01502 712122**

Email : **beccles@durrants.com**