



## Ellough, Suffolk

Guide Price £1,050,000

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- Principal Room with Galleried Mezzanine
- Outbuilding with Business Potential
- Sitting Within a 2.75 Acre Plot (STMS)
- Ensuite to Downstairs Bedroom with Access to Garden
- Two Wood Burners on the Ground Floor
- Four Double Bedrooms
- Open Plan Living/Dining Area with Floor to Ceiling Windows

# Church Road, Ellough

Ellough is a desirable rural village set in the Suffolk countryside, offering a peaceful setting while remaining conveniently connected. Surrounded by open fields and farmland, the area is ideal for those seeking a quieter lifestyle with a strong sense of space and nature. Despite its tranquil feel, Ellough is well positioned for access to nearby market towns such as Beccles, which provides a wide range of shops, schools, amenities and rail links. The popular coastal town of Southwold is approximately 18 miles away, while the Suffolk coast and Norfolk Broads are also within easy reach, making the location perfectly suited to those who enjoy outdoor pursuits, coastal walks and country living, all while maintaining excellent accessibility for everyday needs.



Council Tax Band: D



## DESCRIPTION

Set within approximately 2.75 acres (STMS) of beautifully arranged grounds, this impressive four-bedroom detached home offers a rare blend of space, lifestyle and versatility, perfectly suited to modern family living and home-based business use. Approached via a wrap-around in-and-out driveway, the property immediately impresses with its sense of arrival and open countryside outlook. The land is thoughtfully utilised and includes an aviary, pond, animal pens, and a substantial 1,600 sq ft outbuilding, currently operating as a dog grooming business, offering excellent potential for commercial, hobby or ancillary use (STPP). Inside, the heart of the home is a substantial open-plan living, dining and kitchen space, designed for both everyday living and entertaining. This expansive area is enhanced by multiple wood-burning stoves, with one in the living area and another in the dining space, creating warmth and character throughout. The living room is further elevated by floor-to-ceiling glass windows to the front, flooding the space with natural light and providing breathtaking views across the surrounding land. The kitchen is generous in scale, offering extensive workspace and storage, complemented by a separate utility room to keep daily life practical and organised. The ground floor also benefits from a double bedroom with its own en-suite shower room, ideal for multi-generational living or guests, with patio doors opening directly to the outside. A separate W.C. completes the ground floor accommodation. Upstairs, there are three further double bedrooms, including the outstanding principal bedroom, which is a true highlight of the home. This stunning space features a galleried mezzanine overlooking the living room, with uninterrupted views through the floor-to-ceiling glazing and across open fields beyond, creating a dramatic and tranquil retreat. A well-appointed family bathroom serves the remaining bedrooms. Combining generous internal accommodation, extensive grounds and outstanding ancillary space, this unique home offers a lifestyle opportunity rarely found, all set against a backdrop of open countryside views.

## OPEN PLAN LIVING AREA

The living areas form the true heart of the home, designed as a vast open-plan living room, dining room and kitchen that flow seamlessly together, creating an impressive yet welcoming space ideal for both everyday family life and entertaining. The living room is particularly striking, featuring floor-to-ceiling glass windows to the front which flood the space with natural light while offering uninterrupted views across the surrounding land, bringing the outdoors in year-round. Character and warmth are provided by multiple wood-burning stoves, with one positioned in the living area and another in the dining space, creating distinct yet connected zones within the open layout. These features make the space equally suited to cosy evenings as well as larger social gatherings. The dining area sits perfectly between the living room and kitchen, offering an ideal setting for hosting, while naturally guiding you through to the expansive kitchen. The kitchen continues the sense of scale and openness, providing generous workspace and storage, and is well suited to modern family living. Overall, this impressive open-plan arrangement delivers a wonderful sense of space, light and connection, all framed by stunning views over the grounds.

## KITCHEN & UTILITY

The kitchen is an expansive and highly functional space, perfectly positioned to flow from the

main living and dining areas while remaining a standout feature in its own right. Fitted with oak units, the kitchen offers a wealth of storage solutions and generous work surfaces, ideal for both everyday use and entertaining. There is space for a double oven, catering to those who enjoy cooking and hosting, while the overall layout allows for flexibility and ease of movement. Doors leading directly to the outside further enhance the connection between indoor and outdoor living, making this a practical and sociable space. Complementing the kitchen is a separate utility room, thoughtfully designed to keep household essentials out of sight. The utility provides space for all appliances, additional storage and worktop areas, and benefits from a door to the rear of the property, offering convenient access for day-to-day use and outdoor activities. This well-planned arrangement ensures the kitchen remains uncluttered while maintaining excellent practicality for modern family living.

## BEDROOMS

The property offers four well-proportioned double bedrooms, thoughtfully arranged to provide flexibility for family living, guests or multi-generational use. On the ground floor, there is a generous double bedroom complete with its own en-suite, fitted with a three-piece suite. This room benefits from patio doors opening directly onto the external patio, creating a private and peaceful retreat. With its own access to the outside, this bedroom is perfectly suited for use as an annexe-style space, ideal for extended family members, guests or independent living. Upstairs, the remaining three double bedrooms are all spacious and well presented. The principal bedroom is a true highlight of the home, offering an exceptional sense of space and character. Featuring a galleried mezzanine overlooking the main living area, it also enjoys spectacular views through the floor-to-ceiling glazing and across the surrounding fields, creating a unique and impressive main suite.

## BATHROOM & ENSUITE

The property benefits from well-appointed bathroom facilities, thoughtfully positioned to serve both the ground and first floors. The ground floor en-suite to the double bedroom is fitted with a modern three-piece suite, providing comfort and convenience while allowing the bedroom to function independently if desired. Its private positioning enhances the suitability of this room for guest accommodation or annexe-style living. Upstairs, the family bathroom is generously sized and designed to comfortably serve the upper bedrooms, offering a practical four piece suite and well-balanced layout for everyday family use. In addition, a separate ground floor W.C. adds further convenience for residents and visitors alike, ensuring functionality without compromising the flow of the main living areas.

## OUTSIDE

The outside space is a standout feature of the property, set within approximately 2.75 acres (STMS) and offering a wonderful sense of privacy, space and versatility. Approached via a wrap-around in-and-out driveway, the grounds provide ample parking and an impressive arrival, while the open layout allows the property to be enjoyed from all angles. The land has been thoughtfully arranged to support a variety of lifestyles, featuring an aviary, pond and pens for animals, making it ideal for those seeking a semi-rural or smallholding feel. Surrounding the home are areas of patio and outdoor space, perfect for relaxing, entertaining and enjoying the

far-reaching views across the land. A major asset is the substantial 1,600 sq ft outbuilding, currently utilised as a dog grooming business, offering exceptional potential for continued commercial use, a home enterprise, workshop, or alternative purposes subject to permissions. Overall, the grounds offer a rare combination of usable acreage, lifestyle features and business potential, all set within a peaceful and picturesque setting.

#### **TENURE**

Freehold

#### **OUTGOINGS**

Council Tax Band D

#### **SERVICES**

Mains electricity, water and sewerage, oil heating

#### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

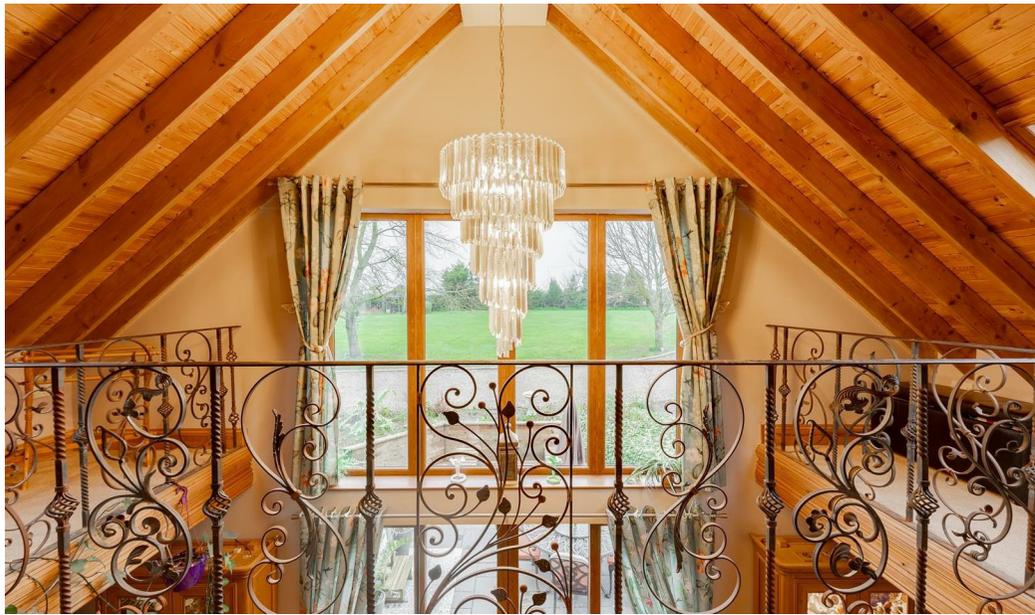
Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

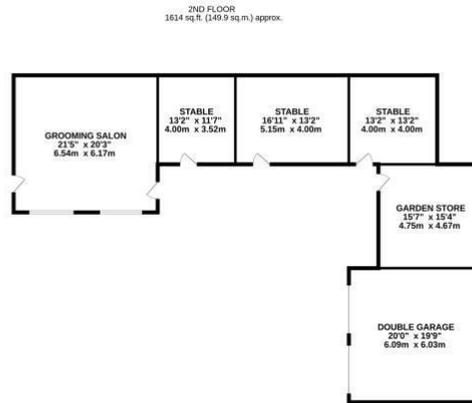
Tel: 01502 442889

#### **FIXTURES & FITTINGS**

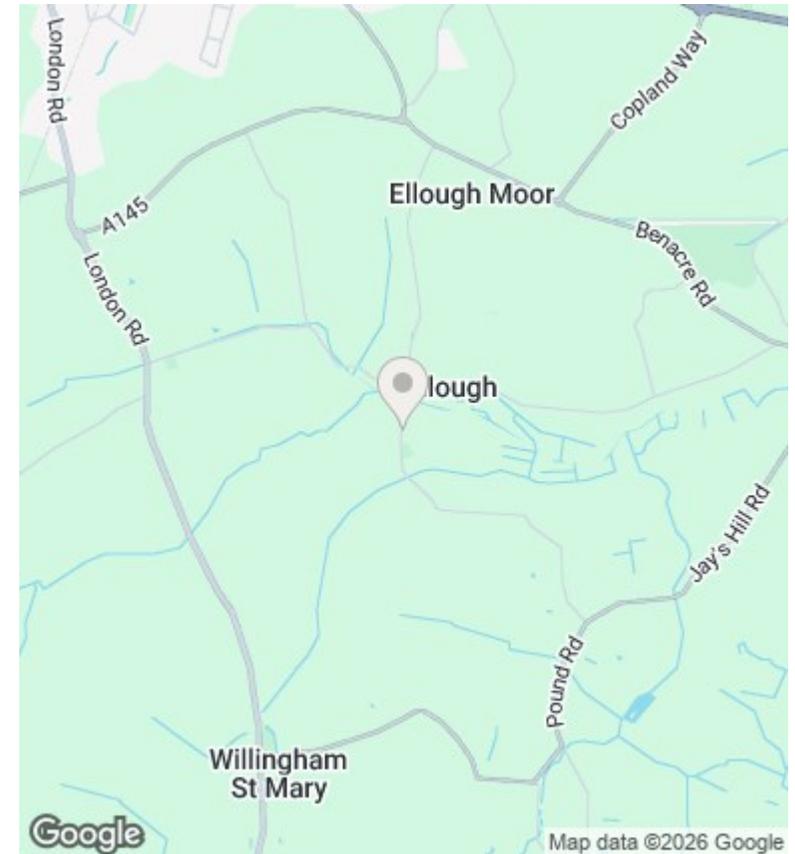
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TOTAL FLOOR AREA: 4057 sq.ft. (376.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)