



DAVID
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Langley House, Botesdale

An elegant Edwardian village house occupying a prominent position within Botesdale's Conservation Area, offering beautifully proportioned accommodation, private gardens and excellent access to local amenities and transport links.



Lifestyle Introduction

Occupying a central position within one of north Suffolk's most sought-after villages, Langley House is a distinguished Edwardian residence combining period character with practical modern family living. Set behind a generous driveway and enjoying a private enclosed garden, the property offers over 2,000 sq ft of well-balanced accommodation arranged across two floors.

The house displays many of the architectural features associated with the Edwardian period, including high ceilings, large sash windows, original fireplaces and elegant proportions throughout. These features combine to create light-filled interiors that retain a strong sense of character whilst providing versatile living spaces suited to modern requirements.

The accommodation centres around three reception rooms and a substantial kitchen/dining room, creating an excellent balance between formal entertaining areas and more relaxed family spaces. Upstairs, four generously proportioned bedrooms include a principal suite with dressing room and ensuite bathroom, together with a guest bedroom benefiting from its own ensuite shower room.

Botesdale continues to be highly regarded for its strong community atmosphere and excellent range of facilities. Everyday amenities including shops, healthcare services, cafés, public houses and schooling are all within walking distance, whilst Diss provides mainline rail services to London Liverpool Street and wider regional connections. Combining architectural character, village convenience and practical family accommodation, Langley House represents a rare opportunity within the local market.

Key Features

Elegant detached Edwardian residence

Approximately 2,023 sq ft of accommodation

Three reception rooms

Large kitchen/dining room

Principal bedroom with dressing room and ensuite

Guest bedroom with ensuite shower room

Two further bedrooms and family bathroom

Integral garage with utility area

Extensive private parking



Living & Entertaining

The ground floor accommodation has been designed around a central reception hall and offers an excellent balance of formal and informal living space. Three reception rooms provide flexibility for a variety of lifestyles, whether utilised as sitting rooms, family rooms, home-working space or children's playrooms.

The principal sitting room enjoys attractive views over the front aspect and centres around a striking period fireplace, creating an elegant focal point. A second reception room provides a more intimate atmosphere, whilst the third overlooks the rear garden and offers excellent versatility depending on individual requirements. Large sash windows and high ceilings create bright, well-proportioned interiors throughout.

Together, the reception spaces combine period character with practicality, providing accommodation equally suited to family life, entertaining guests and home working.



Kitchen & Daily living

The kitchen/dining room forms the heart of the house and has been designed to accommodate both everyday family life and informal entertaining. Fitted with an extensive range of painted cabinetry complemented by solid timber work surfaces, the room offers excellent storage and preparation space whilst retaining a traditional country-house feel.

A range cooker forms a natural focal point within the room, whilst the generous proportions comfortably accommodate a dining table for everyday meals and social gatherings. French doors provide direct access to the terrace and garden beyond, creating a strong connection between the internal and external living spaces.

Adjoining the kitchen, the integral garage incorporates a useful utility area whilst retaining excellent storage and parking provision.



Bedrooms & Bathrooms

The first-floor accommodation provides an excellent balance of privacy, comfort and flexibility. Four well-proportioned bedrooms are arranged around a central landing, each benefitting from the generous ceiling heights and large windows characteristic of the Edwardian period.

The principal suite represents a particular feature of the house, incorporating a dedicated dressing room and spacious ensuite bathroom with freestanding bath and separate shower enclosure. Bedroom two also benefits from its own ensuite shower room, creating ideal guest accommodation.

Two further bedrooms are served by a family bathroom and provide flexible accommodation for growing families, guests or home-working requirements.



Garden & Outside area

Langley House occupies a generous plot with ample private parking to the front and a well-enclosed rear garden providing an attractive and private outdoor environment.

Immediately adjoining the house is a substantial paved terrace offering excellent space for outdoor dining and entertaining. Beyond lies a lawned garden bordered by established planting and mature shrubs, whilst attractive brick-and-flint boundary walls reinforce the property's historic village setting.

The front of the property is approached via a substantial brick-weave driveway providing parking for numerous vehicles and access to the integral garage. The overall setting offers a combination of privacy, practicality and convenience that is increasingly difficult to find within the centre of a thriving village.

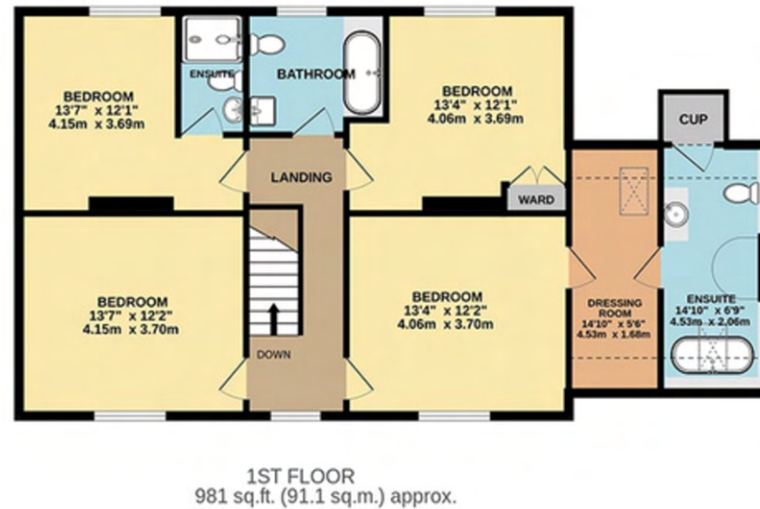
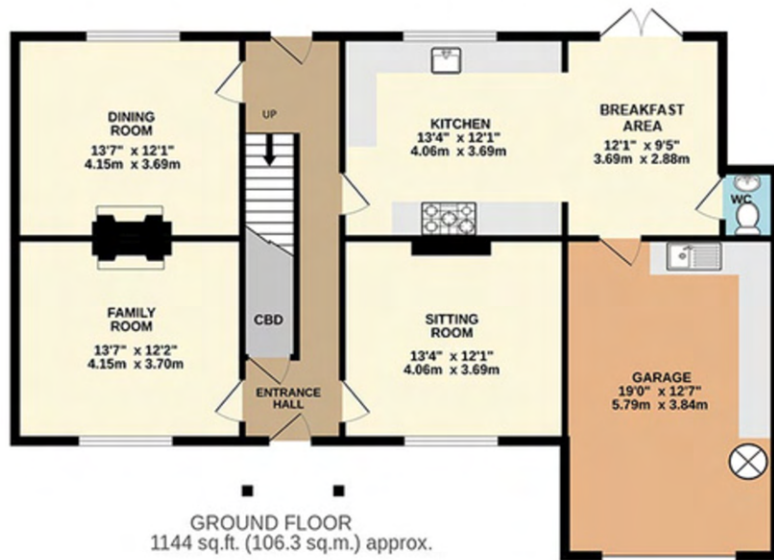
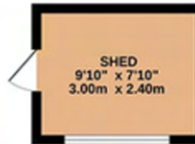


Floorplan

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TOTAL FLOOR AREA (approx.)

Accommodation: 2125 sq.ft (197.4 sq.m) - Incl Garage but not shed
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced by HomeSight Studios for David Burr Estate Agent.



Property information

Mid Suffolk District Council - F

EPC Rating: F

Tenure: Freehold

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