



THE OLD SCHOOL, CHURCH LANE  
FROSTENDEN, BECCLES, SUFFOLK, NR34 7HS



The Old School is a distinctive former schoolhouse offering spacious, characterful accommodation, generous parking and Set in an elevated position on the edge of the village of Frostenden offering a large plot

Entering from the side of the property, a welcoming entrance hall opens into an impressive L-shaped kitchen, industrial in style and featuring sliding doors to an enclosed courtyard garden — ideal for entertaining and al fresco dining. From the hall, a door leads to a well-appointed ground floor bedroom suite with a dressing room and en suite shower room, while French doors open directly onto the garden. Beyond the kitchen is a utility room and two separate hallways which wrap around to the front of the property. One hallway provides access to a WC, the principal front entrance and the magnificent main sitting room, formerly the school hall — a stunning space rich in original character and architectural detail, complete with a spiral staircase rising to the first floor. The second hallway leads to the dining room, conservatory and useful storage area, while also connecting through to the sitting room. The first floor offers four further bedrooms and a family bathroom. The largest bedroom, positioned to the rear of the property, is particularly spacious. All bedrooms retain a

wealth of original features, adding to the home's charm and individuality. Outside, the grounds are both varied and intriguing, offering multiple areas to relax and enjoy. Immediately to the rear of the property is a lawned garden beside the driveway and former pond. A range of outbuildings provide versatile additional space, while the enclosed courtyard sits conveniently adjacent to the kitchen. The land gently slopes away from the house towards a wooded area, with the driveway continuing down to a separate access point onto the road.

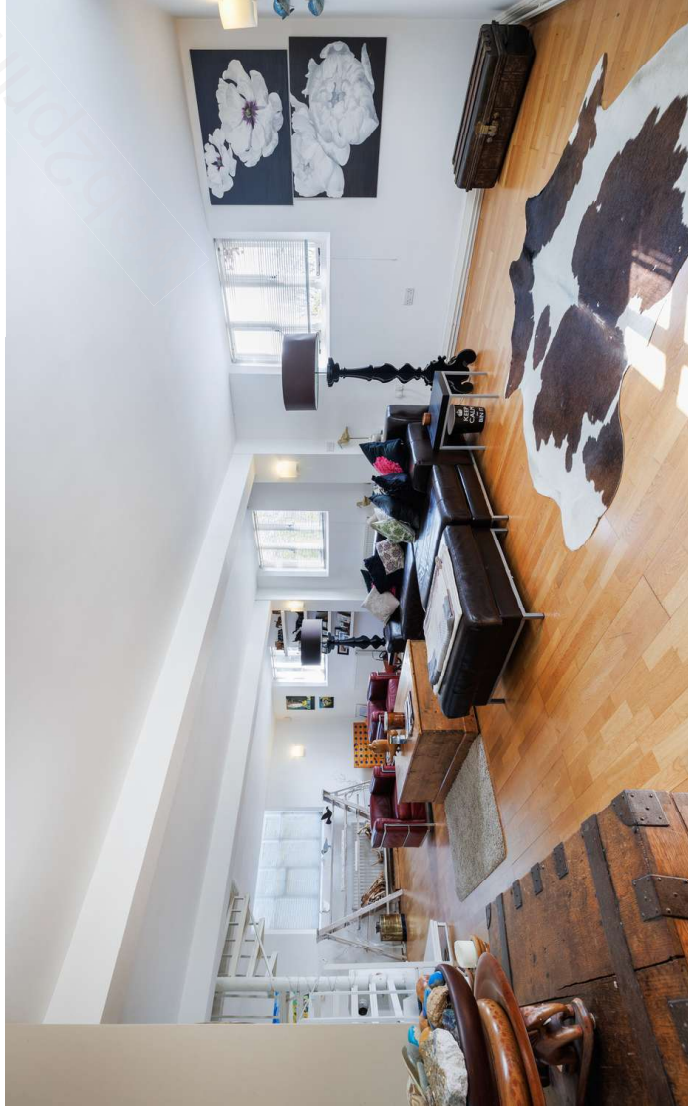
**TENURE-** Freehold

**SERVICES**

All mains' services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

**VIEWING**

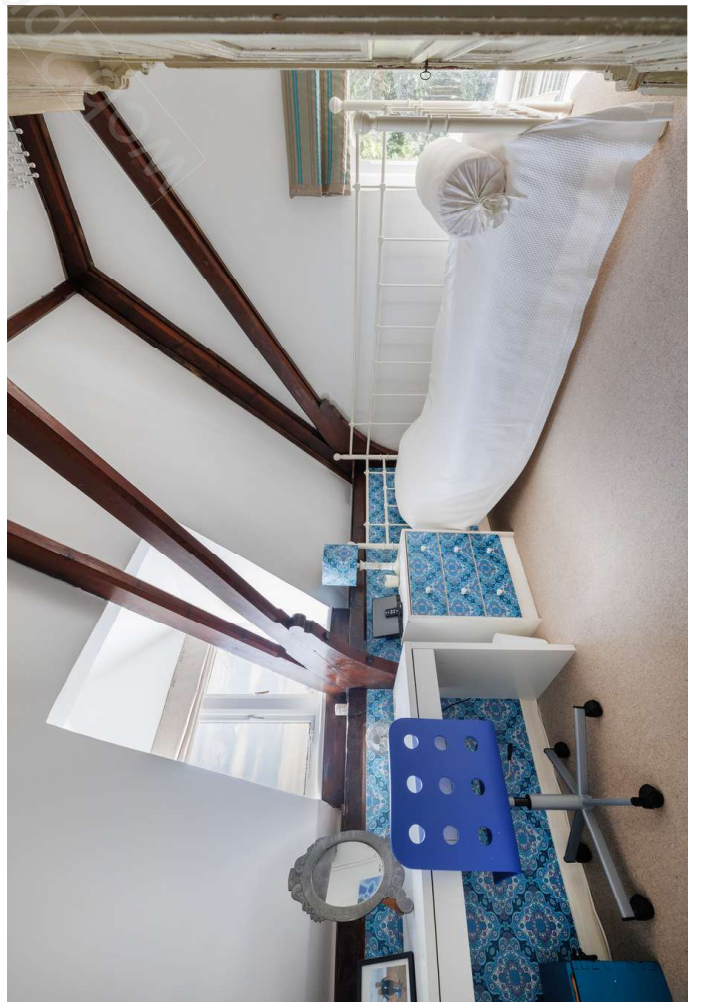
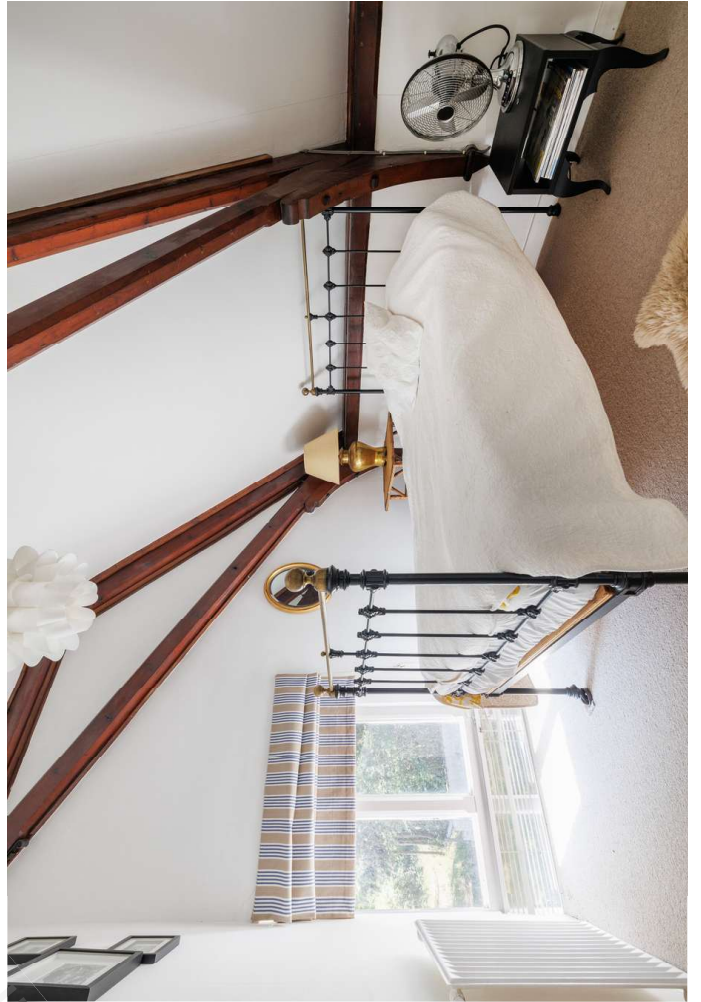
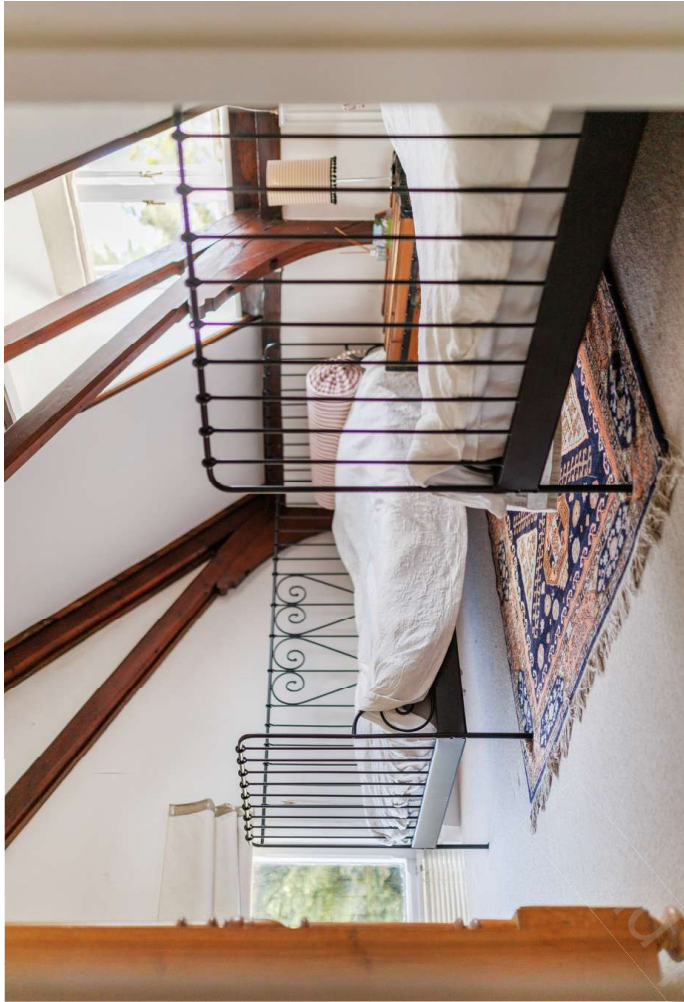
Strictly by appointment with the agent's Southwold Office.  
**LOCAL AUTHORITY**  
 East Suffolk Council. Council tax band E





NO ONWARD  
CHAIN

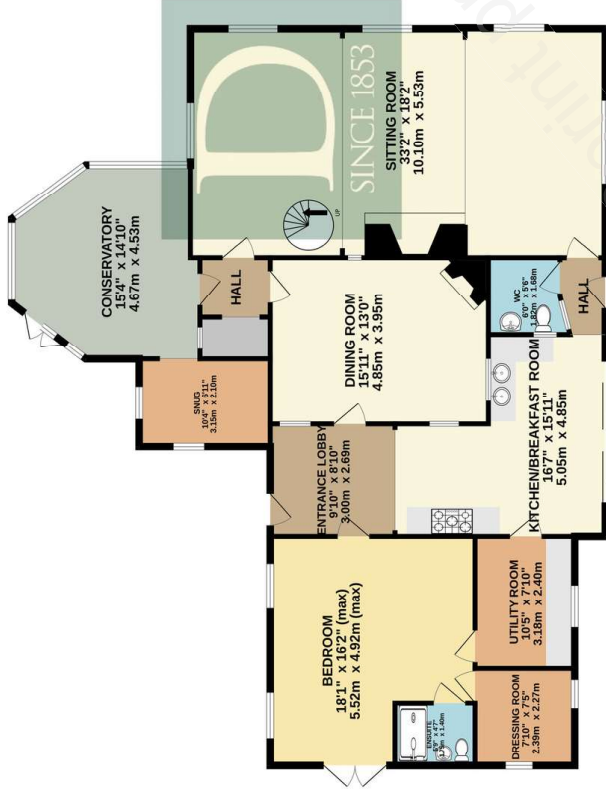






## FLOOR PLAN

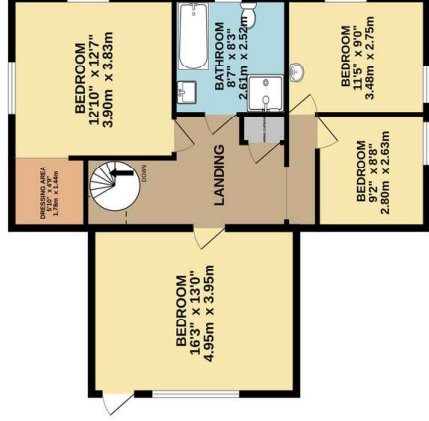
GROUND FLOOR  
1884 sq.ft. (175.0 sq.m.) approx.



TOTAL FLOOR AREA: 2688 sq.ft. (249.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of this floor plan, measurements of floors, 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 accuracy can be given.  
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1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



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