



Tithe Farm House
Mill Lane | Ilketshall St. Andrew | Suffolk | NR34 8JL

 FINE & COUNTRY

REIMAGINED FARMHOUSE



This property presents a rare opportunity to acquire a beautifully rebuilt and thoughtfully extended country home, offering the charm of a traditional Suffolk farmhouse with the performance, efficiency and finish of a modern build.



KEY FEATURES

- A Former Farmhouse, substantially Rebuilt and Extended to near New-Build Standard
- Exceptional Open-Plan Kitchen, Dining and Living Space with Countryside Views
- High Specification Chilcombe Shaker Kitchen with Quartz Worktops
- Limestone Flooring with Underfloor Heating throughout the Ground Floor of the Property
- Four Double Bedrooms incl Impressive Principal Suite with Views
- Stylish Bathrooms and En-Suites with Quality Fittings Throughout
- The Landscaped Gardens with Pond and Outdoor Lighting extend to around 1 acre
- Detached Double Garage with Power and Conversion Potential
- Private Gated Driveway and Rural Setting within Easy Reach of Beccles and the Coast
- The Accommodation extends 2,607sq.ft
- Energy Rating: D

Set along a quiet rural lane and approached via a gated entrance and sweeping driveway, the property immediately conveys a sense of privacy and arrival. Positioned centrally within its plot of approximately one acre, it enjoys uninterrupted views across open countryside, creating a peaceful and highly desirable setting.

At the heart of the home lies an exceptional open-plan kitchen, dining and living space. Designed with both everyday living and entertaining in mind, this expansive room is filled with natural light and framed by views of the surrounding landscape. A large central island anchors the kitchen, complemented by a high specification Chilcombe shaker design with quartz worktops. Bi-fold doors open directly onto the terrace, seamlessly connecting the interior with the gardens beyond.

The adjoining reception areas offer both flexibility and character, with exposed beams and a feature fireplace creating a warm and inviting atmosphere. A separate sitting room provides an additional retreat, ideal for quieter evenings or use as a media room or home office.





KEY FEATURES

Upstairs, the sense of space and light continues. Four well-proportioned bedrooms are arranged around a generous landing, each enjoying a pleasant outlook. The principal suite stands out as a calm and elevated space, benefitting from far-reaching countryside views and a stylish en suite. Bedroom two also benefits from an en-suite shower room and the remaining bedrooms are served by a well-appointed bathroom, finished to a high standard and designed for both family living and guest comfort.

The grounds have been carefully landscaped to complement the home, with expansive lawned areas, mature planting and a pond enhancing the overall setting. A substantial terrace extends the living space outdoors, providing an ideal environment for entertaining and relaxation throughout the seasons.

A detached double garage offers secure parking and further potential, with infrastructure in place for future adaptation if required. The property has undergone a comprehensive programme of works, including full rewire and re-plumb, new heating systems, extensive insulation upgrades and structural reinforcement, resulting in a home that is both visually impressive and highly efficient.

Tithe Farm House successfully balances character and contemporary living, offering a turnkey countryside lifestyle within easy reach of local market towns and the Suffolk Heritage Coast.

Agents Note

Please note that some marketing images have been digitally enhanced and may include AI-generated or virtually staged elements to demonstrate the potential of the property. These images are provided for illustrative purposes only and should not be relied upon as an accurate representation of the property's current condition, fixtures, fittings or furnishings. Interested parties are advised to satisfy themselves by inspection.





















INFORMATION



On The Doorstep

Ilketshall St Andrew is one of Suffolk's sought-after 'Saints' villages, offering a peaceful rural setting surrounded by open countryside. The nearby market towns of Beccles and Bungay provide a range of amenities including independent shops, cafes, schooling and leisure facilities. The Suffolk Heritage Coast, including Southwold and Walberswick, is within easy reach, offering beaches, coastal walks and renowned dining. The area is ideal for walking, cycling and enjoying the wider Waveney Valley landscape.

How Far Is It To?

Beccles - 5 miles
Bungay - 6 miles
Southwold - 12 miles
Norwich - 18 miles
Norwich Airport - 20 miles

Directions - Please Scan QR Code Below

From Beccles, proceed towards Bungay on the B1062. At Clarkes Lane turn left towards Ilketshall St Andrew and continue along this road until you reach Mill Lane. Turn right and continue along this road, where the property will be found set back from the road on the left-hand side.

What Three Words Location

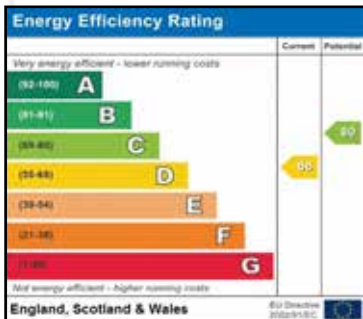
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [sweetener.remove.richest](#)

Services, District Council and Tenure

Oil Central Heating with Underfloor Heating to Ground Floor, Mains Water
Private Drainage via Tricel Waste Treatment Plant
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band F
Freehold

The property has undergone a comprehensive rebuild including new power and water supply, full rewire and replumb, new heating system, extensive insulation, structural reinforcement and a two-storey extension.





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.





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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