



Willow Lodge, 58 Undley
Lakenheath | Suffolk | IP27 9BY

 FINE & COUNTRY

Willow Lodge

Occupying a private setting within the rural hamlet of Undley on the western outskirts of Lakenheath, Willow Lodge is a substantial detached home set within approximately three acres of gardens and grounds, subject to survey.

Extensively refurbished and enlarged by the current owner, the property offers highly versatile accommodation including a self-contained one-bedroom annexe, impressive leisure facilities and a commercial yard with independent access. The combination of generous living space, business potential and beautifully landscaped grounds creates a rare opportunity for multi-generational living, home working or those seeking a lifestyle property with exceptional flexibility.





Step Inside

The accommodation has been thoughtfully arranged to provide an excellent balance of everyday family living and entertaining space. At the heart of the home is a generous open-plan kitchen and dining room, fitted with an extensive range of units and centred around a sociable island, creating a natural gathering point for both family life and larger occasions. Beyond, the impressive, glazed garden room enjoys a strong connection with the outside, with bi-fold doors opening directly onto the sun terrace and landscaped gardens beyond.

Further reception space is provided by a comfortable living room and separate dining room, while the ground floor also includes three bedrooms, one currently used as a study, together with a family bathroom and utility room. The layout offers considerable flexibility and can easily adapt to suit changing family requirements.

Occupying the first floor is a spacious principal suite comprising a bedroom, dressing area and en-suite bathroom, creating a private retreat away from the main accommodation. An additional benefit is the attached self-contained annexe, providing independent living accommodation that could suit relatives, guests or those exploring supplementary income opportunities, subject to any necessary consents.





Step Outside

Approached via electric wrought-iron gates, Willow Lodge enjoys an extensive brick-paved driveway, courtyard parking and a triple garage. The mature grounds have been thoughtfully landscaped to provide a variety of formal gardens, lawns and entertaining areas, with a large porcelain terrace adjoining the garden room.

A particular highlight is the heated Olympic exercise pool and hot tub area, creating an exceptional leisure space for relaxation and entertaining. Beyond the gardens lies a substantial commercial yard with independent vehicular access, offering considerable scope for business use or rental potential. A further parcel of land adjoining Undley Road may also present future development possibilities, subject to the necessary planning permissions.



Location

Undley is a small rural hamlet surrounded by attractive Fenland countryside, while nearby Lakenheath provides a range of day-to-day amenities including shops, schooling and public houses. The area is renowned for its natural surroundings, with Lakenheath Fen Nature Reserve offering excellent opportunities for walking and wildlife watching. The market town of Thetford lies approximately 10 miles away, whilst road connections provide convenient access to Bury St Edmunds, Cambridge and beyond.

SERVICES

- Mains Water & Electricity are Connected
- Septic Tank Drainage
- Oil Fired Central Heating
- Council Tax – Band C
- EPC – Awaiting Report
- Tenure - Freehold



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

3511 ft²

326 m²

Reduced headroom

131 ft²

12.2 m²

(1) Excluding balconies and terraces

Reduced headroom:

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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PROTECTED



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