



Becks End Farm

Westhall, Halesworth, Suffolk

An impressive former Victorian school surrounded by stunning countryside views, in a secluded, peaceful location.

Becks End Farm is a handsome 5 bedroom detached family home, set within an acre of stunning, mature gardens and grounds with far-reaching views over neighbouring countryside in a rural village location.



6 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



NUMBER OF STORES



1 ACRE



FREEHOLD



RURAL



3,456 SQ FT



OFFERS IN EXCESS OF £1,250,000

The property

Originally built as a Victorian school with adjoining headmaster's house, and latterly converted to a farmhouse, Becks End Farm is a handsome, double-fronted family home offering nearly 3,500 sq ft of light-filled, flexible accommodation arranged over two floors. The interiors are elegantly styled throughout, with a wealth of period features including high ceilings and fireplaces which creates the ideal space for both family life and entertaining.

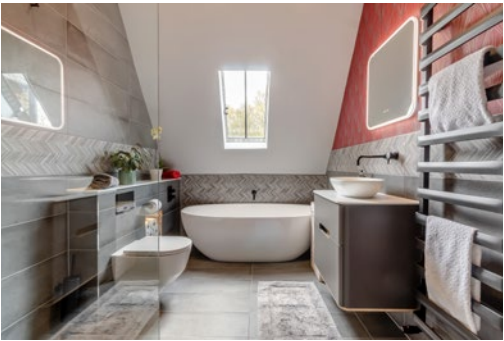
The accommodation flows from a welcoming reception hall which comprises a dual-aspect sitting room with a feature fireplace and wood-burning stove, as well as a triple-aspect games room. Both rooms open onto the rear terrace and are separated by an inner hall that leads to a well-proportioned study. A door from the sitting room leads to a side hall with a useful cloakroom and access to the garden. Further on this floor is a music room featuring a wood-burning stove set within a fireplace, flanked by bespoke storage on either side, whilst adjacent is a contemporary dining room with a vaulted, wood-

lined ceiling, panoramic glass with views over the garden and doors that open onto the terrace. The accommodation is completed by a well-proportioned kitchen/breakfast room fitted with a range of wall and base units. From here, there is access to a boiler room, a walk-in pantry, and a well-equipped utility room with an en suite cloakroom and a door to the front terrace. The kitchen also opens onto a family area, which features another fireplace with a wood-burning stove.

An oak imperial-style staircase rises from the reception hall to a galleried landing, which leads to a principal bedroom featuring arched glazing, a dressing room, and a modern en suite shower room. There is a second bedroom, also with arched glazing, fitted storage, and an en suite bathroom, along with three further bedrooms and a contemporary family bathroom.







Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached through a five-bar gate over a tarmac driveway providing ample private parking and giving access to an outbuilding providing a potting shed and three stores.

The beautifully maintained garden surrounding the property is laid mainly to lawn bordered by well-stocked flowerbeds providing an abundance interest and colour all year round. Mature trees nestle the house in its setting and the gardens also feature a pond, vegetable garden with fruit cages, small orchard, numerous seating areas and paved front and rear aspect terraces, the whole ideal for entertaining and al fresco dining. The garden has the benefit of being fully irrigated from its own borehole.

Location

Westhall village has a church and community pub. The nearby market town of Halesworth offers an abundance of wider shopping and services, including a church, doctor's surgery, arts centre, pubs, a number of independent restaurants and coffee shops, a fabulous deli, tennis and bowls clubs and a golf course. The Suffolk heritage Coastal villages of Easton Bavents and Covehithe offer sandy beaches, as does Southwold which also has a famous pier and a wide range of boutique shops, cafés and hotels. More extensive amenities are available in Norwich, Bury St Edmunds and Ipswich. Communications links are excellent: the A12 gives easy access to villages, major centres and the Suffolk Heritage Coast and Brampton station (1.6 miles) offers services to major regional centres and London.



Distances

- Westhall 0.6 miles
- Halesworth 4.9 miles
- Southwold 9.3 miles
- Norwich 20 miles
- Ipswich 35.3 miles

Nearby Stations

- Halesworth - branch line
- Brampton - branch line

Key Locations

- The Cut Arts Centre
- Halesworth Gallery
- Valley Farm Vineyards
- Thorington open air theatre

Nearby Schools

- Saint Felix
- Framlingham College and Prep
- Bramfield House School
- Ilketshall St Lawrence Primary School









Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,456 sq ft (321 sq m)

Outbuilding internal area 169 sq ft (16 sq m)

Total internal area 3,625 sq ft (337 sq m)

For identification purposes only.

Directions

IP19 8QZ

what3words: ///digesting.smirking.space - brings you to the driveway

General

Local Authority: East Suffolk Council

Services: Water and electricity mains services are connected. Private drainage which complies with the current regulations. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

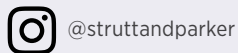
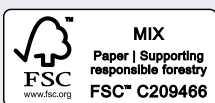
EPC Rating: E

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
struttandparker.com



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