



Anchor Lane, Lakenheath, Brandon, IP27 9DP

welcome to

Anchor Lane, Lakenheath, Brandon

UNKNOWN LOCATION WITHIN THE CENTRE OF LAKENHEATH! This property would make a FANTASTIC HOME, but also gives a great opportunity to RUN YOUR OWN BUSINESS be it Holiday Let or just renting a room out! Steeped in history, with an ABUNDANCE OF CHARACTER yet modern practicalities - this is A MUST VIEW!

Summary

Welcome to this CHARMING HOME thought to originate in the early 1400's. TUCKED AWAY in a SECLUDED SPOT, the property benefits from a BEAUTIFUL RURAL BACKDROP where the views can be enjoyed from the BALCONY OFF THE BARN.

The main home itself has flexible living with TWO DOUBLE BEDROOMS on the first floor and a lovely DOUBLE BEDROOM on the ground floor all of which have bathroom or shower room facilities close by. The property is characterised by the EXPOSED TIMBER BEAMS various AGED BRICKWORK which gives the home a WARM AND COSY AMBIENCE.

When you step outside, you truly understand the ADDITIONAL FEATURES which includes a fully set up OFFICE SPACE which can be accessed separately from the main house. THE BARN has been reconfigured to include a ground floor bedroom, study and shower room. When you go upstairs, this is WONDERFUL ENTERTAINING OPEN PLAN AREA complete with integrated kitchen facilities and a BALCONY which you can sit and enjoy the SUNSET VIEWS.

The Accommodation

Entrance door to:

Entrance

12' 10" max. x 7' max. (3.91m max. x 2.13m max.)
A warm snug room with stable door to front, window to front, feature brick recess, stone flooring and radiator.

Inner Hall

Currently used as a small study. With built in storage cupboard, window to front and stairs to the first floor landing.

Sitting Room

16' max. x 13' 8" max. (4.88m max. x 4.17m max.)
With a feature wood burner inset into an inglenook fireplace, exposed beams, bespoke fitted shelving, under stairs cupboard, wooden flooring, window to rear and radiator. Door to 'Old Entrance' which has a door to roadside.

Dining Room

15' 11" max. x 10' 2" max. (4.85m max. x 3.10m max.)
With exposed beams, window to rear and radiator.

Kitchen / Breakfast Room

20' 5" max. x 11' 7" max. (6.22m max. x 3.53m max.)
With a range of fitted kitchen units at wall and base level with work surface over, integrated double oven, microwave and hob, integrated dishwasher, bin store, stable door leading out to the rear garden, two windows to rear, solid wooden flooring and two radiators.





Utility Room

8' 3" max. x 4' 3" max. (2.51m max. x 1.30m max.)
An irregular shaped room. With space for tumble dryer, worktop space with space and plumbing for washing machine beneath, space for fridge/freezer and heated towel rail.

Bedroom

11' 8" x 8' 9" (3.56m x 2.67m)
(on the ground floor) With window looking out to the rear garden and radiator and access to dressing room.

Dressing Room

11' 8" x 10' 8" (3.56m x 3.25m)
(on the ground floor). With fitted wardrobe, window looking out to the rear garden and radiator.

Ground Floor Shower Room

With W.C, wash hand basin with mixer tap over, double shower cubicle with shower attachment over, window to garden and heated towel rail.

First Floor Landing

Being split level, with consumer unit and exposed timber.

Bedroom

10' 6" max. x 14' 6" max. (3.20m max. x 4.42m max.)
With original feature fireplace, exposed brick and timber, sash window to rear, radiator and:

Walk-In Wardrobe

5' 2" x 5' 2" (1.57m x 1.57m)

Bedroom

10' 6" max. x 16' 10" max. (3.20m max. x 5.13m max.)
With fitted wardrobe, sash window to rear and radiator.

First Floor Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to front and heated towel rail.

Annexe:

Annexe Bedroom

10' 6" x 10' 10" (3.20m x 3.30m)
With some restricted head height, window, radiator and stairs to:

Shower Room

With W.C, wash hand basin with mixer tap over and shower cubicle with shower attachment over.

Study Area

5' 2" x 11' 8" (1.57m x 3.56m)
With radiator.

Annexe Living Room/Kitchen

11' 11" x 25' 5" (3.63m x 7.75m)
Open Plan set up ideal for entertaining. With triple aspect windows, double doors leading out to the Balcony, radiator.

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated hob and oven, space and plumbing for washing machine and space for fridge/freezer.

External Office

15' 6" x 12' 2" max. (4.72m x 3.71m max.)
With wall mounted electric heater, door to front and window to front.



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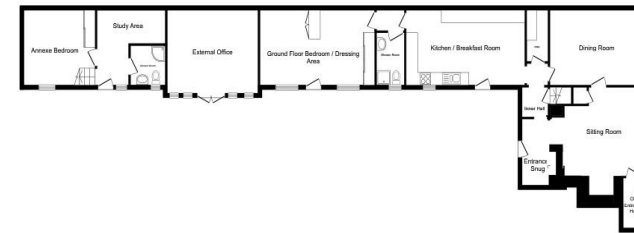
Anchor Lane, Lakenheath, Brandon

- Substantial Grade II Listed 15th Century Home
- Tucked Away Central Village Location
- Triple Car Port & Driveway Parking
- Annexed Accommodation with Shower Facilities
- 15'6 x 12'2 Outside Office Space
- Flexible Four Bedrooms (Two on Ground Floor)
- Two Shower Rooms, One Bathroom and a Utility Room
- Private Gardens & Superb Rural Views to the Rear

Tenure: Freehold

Offers in Excess of

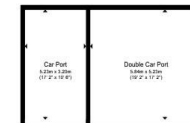
£525,000



Ground Floor



First Floor



Outbuilding

Total floor area 246.6 m² (2,654 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRD111076 - 0002

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