



Hizzy
ESTATE AGENT

Lime Tree House, Whatfield Road, Elmsett, Suffolk, IP7 6LZ

£595,000

About the property

Lime Tree House is a wonderfully individual four-bedroom detached home, designed and built by an architect for his own occupation in 1998. Its distinctive accommodation, environmentally conscious features and close relationship with the surrounding garden combine to create a home quite unlike anything else in the village. The centrepiece is the spectacular double-height living room, where a full-height picture window provides a captivating outlook across the wildlife garden. A wood-burning stove creates a natural focal point, while the open mezzanine above is currently used by the owners as their principal bedroom. The generous kitchen/diner includes a built-in oven, hob and dishwasher, with glazed double doors opening into the garden. A separate utility room provides additional storage and appliance space, together with a WC and wash basin.

A distinctive staircase rises to the first floor, where the mezzanine principal bedroom is joined by three further bedrooms, bathroom facilities and useful built-in storage. The accommodation extends to approximately 1,948 sq ft, including the attached garage. The property also incorporates several environmental and energy-saving features, including solar panels, triple glazing, Mechanical Ventilation with Heat Recovery, rainwater harvesting and an EV charging point.

Outside

The established wildlife garden features a diverse range of trees, shrubs and plants, with winding pathways and secluded seating areas. The owners have observed an exceptional variety of birds and other wildlife visiting the garden. A shared access driveway from Whatfield Road leads to the property's own private driveway, parking area and attached garage.

Useful info

Electric heating, solar panels, triple glazing, MVHR, rainwater harvesting, water softener and EV charger. Private reed bed sewage treatment system. Council Tax Band F with Babergh District Council. Ofcom predicts broadband speeds of up to 80 Mbps download and 20 Mbps upload. EE, O2, Three and Vodafone provide good outdoor mobile coverage, with O2 also showing variable in-home coverage. All services and equipment are untested by the agents.





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- Key Features
- Individual four-bedroom detached home
- Designed and built by an architect for his own occupation in 1998

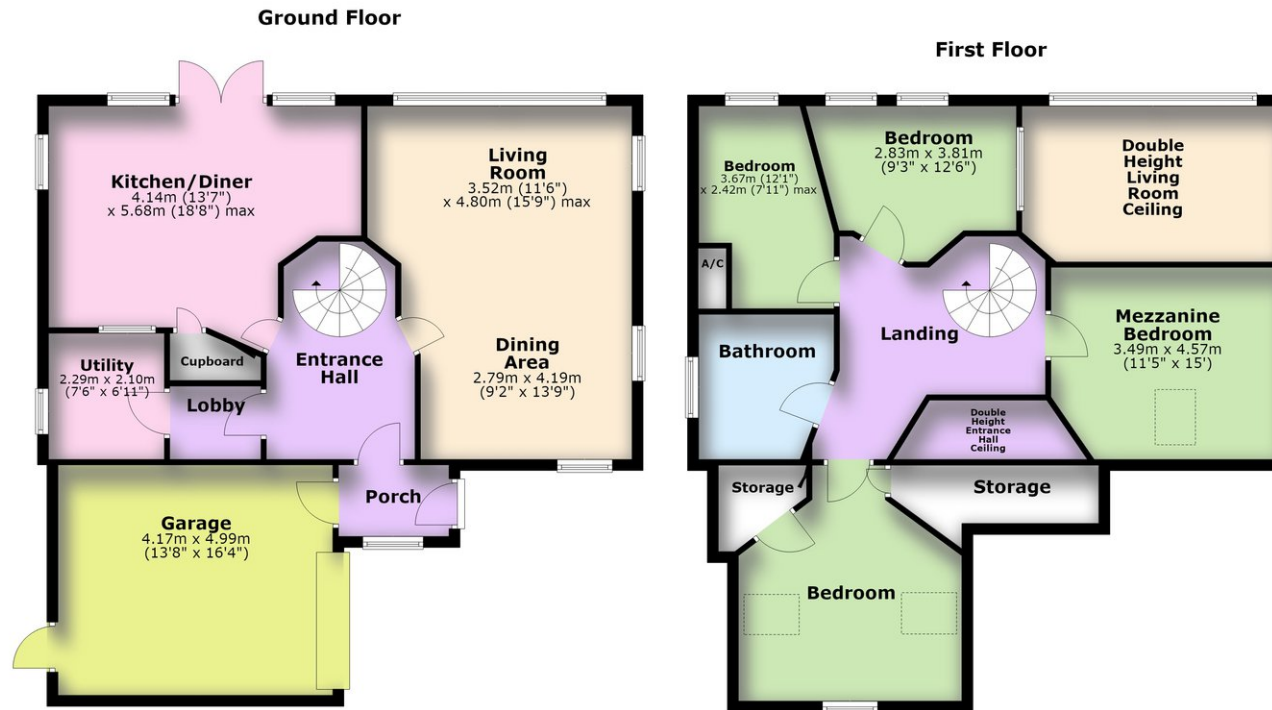
- Impressive double-height living room
- Full-height picture window overlooking the garden
- Mezzanine principal bedroom

- Wildlife-friendly gardens with pathways and seating areas
- Solar panels providing a return of approximately £2,800 during 2024/25
- Triple-glazed windows and MVHR system





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Total area: approx. 181.0 sq. metres (1947.8 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.