



Daisy Green Lane, Wickham Skeith, Eye, IP23 8NB

Guide Price £1,000,000

Occupying an outstanding position, this substantial four bedroom detached farmhouse boasts grounds extending to 10+ acres (sts) and offering an extensive range of outbuildings and barn. Excellent opportunities for equestrian use or as a small holding. Potential for dual living.

- 10 acres (sts)
- Potential for dual living
- Previous planning granted for barn conversion
- Freehold
- Barn & outbuildings
- Stabling
- Council Tax Band E
- Energy Efficiency Rating E.



Property Description

Situation

Situated in a rural but yet not isolated position, the property is found at the end of a small country lane lying to the outskirts of the village nestled in the idyllic rural countryside forming a pleasing and tranquil situation. The pretty village of Wickham Skeith offers a lovely assortment of many period properties lying close to the north Suffolk borders and within 9 miles to the south of the historic market town of Diss, which offers an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Bury St Edmunds is also found within easy reach lying 23 miles to the west and more amenities can be found 9 miles to the south within the market town of Stowmarket.

Description

The property comprises a spacious four bedroom farmhouse of timber frame and clay lump construction and offering a wealth of charm and character with many exposed and revealed period features on show. Heated by an oil fired central heating boiler via radiators and with replacement sealed unit wood effect upvc double glazed windows and doors. In more recent years the property has been the subject of a significant and sympathetic refurbishment programme, having been significantly upgraded and enhanced with modern and high quality fixtures and fittings in keeping with the character of the property.

Externally

The grounds extend to just over 10 acres (sts) in essence separated into four areas with three large paddocks and formal gardens abutting the property itself. The house has been in the same family ownership since the 1970's having been used as a small holding. There is the benefit of a good range of outbuildings including stabling and large timber frame barn measuring 15' 6" x 43' 11" (4.74m x 13.39m) and with 3 stores attached measuring 17' 3" x 18' 2" (5.28m x 5.54m), second area measuring 10' 2" x 12' 9" (3.12m x 3.91m) and with additional store measuring 11' 2" x 13' 8" (3.42m x 4.19m). The barn and outbuildings have previously had full planning permission granted for the conversion of the existing barn and stable block to form a residential dwelling, planning was granted in 2019 and for more information regarding this please contact the selling agent or visit South Norfolk County Council website under planning reference DC/19/04251.

The rooms are as follows

RECEPTION ROOM ONE: A double aspect room found within the centre of the property with exposed timbers and beams, original oak flooring and with the focal point being the fireplace to side with oak bressumer beam, brick hearth and inset cast iron stove and traditional bread oven. Access to the kitchen, office and reception room two. Stairs rising to first floor level.

RECEPTION ROOM TWO: Enjoying views to the front over the formal gardens and courtyard and over the pond to rear. Inglenook style fireplace to side, original exposed timbers and beams and currently used as a formal dining room. Original oak flooring.

STUDY/OFFICE: Positioned to the rear of the property and providing useful space as a study with views over the pond and external access to side. Vaulted ceilings, exposed period red brick.

KITCHEN/BREAKFAST ROOM: An impressive triple aspect room having been re-modelled and with a high quality bespoke fitted kitchen with quartz work surfaces, large floating island with breakfast bar, storage and wine fridge. Two Butler sinks. Focal point of the room being the electric Aga to side and with an extensive range of fitted storage units with integrated appliances. Revealed open stud work giving access through to the snug. Karndean flooring.

SNUG: With door to side giving access to decking area and views over the pond and moat and paddocks beyond. Vaulted ceilings. Under floor heating.

UTILITY/BOOT ROOM: Access from the courtyard and with work surface, storage unit, double Butler sink and space for white goods.

FIRST FLOOR LEVEL: LANDING A generous size landing with windows to rear and views over the paddocks. Access to bedrooms one and two and bathroom.

BEDROOM ONE: A bright and spacious triple aspect room with views overlooking the south east facing main courtyard, pond and paddocks to rear. Serving well as the principle bedroom.

BEDROOM TWO: With windows to the front and rear aspect. A generous double bedroom with exposed timbers and beams.

BEDROOM THREE: A Juliet balcony overlooking the moat and meadows beyond. A double bedroom.

POTENTIAL FOR BEDROOM FOUR: Having been partly converted and still in need of works. Would serve well as a generous size fourth bedroom if required or perhaps could be converted into an office space. Juliet balcony to rear.

BATHROOM: A re-modelled and modern suite with traditional enamel bath, large walk-in shower, wash hand basin over vanity unit and low level wc. Built-in airing cupboard to side. Karndean flooring.

OUR REF: 8288



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

