



Heath Road, Winfarthing, Diss, IP22 2EY

Guide Price £500,000

This expansive period farmhouse, situated on a generous plot of approximately 0.75 acres, offers breathtaking panoramic views of the picturesque rural countryside. Complete with additional outbuildings. Being sold with no onward chain.

- Outstanding rural position
- Grounds extending to 0.75 acres
- Approx 1,500 sq ft
- Outbuildings
- Further scope for creativity
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E



Property Description

Situation

Located in a peaceful rural setting, this property is situated on a spacious plot surrounded by picturesque farmland near the outskirts of Winfarthing. This charming village, only 4.5 miles northwest of Diss, offering a tight-knit community, excellent schools, a local pub, and a beautiful church. For a wider range of amenities and services, the historic market town of Diss is nearby, nestled in the stunning countryside of the Waveney Valley.

Description

This charming four bedroom detached house, which is believed to be some 200 or so years old, offers a unique blend of historical character and modern potential. Of clay lump construction with attractive brick façade, the property is full of charm. Internally, the house boasts spacious rooms totalling around 1400sqft, providing a versatile living space. While modernisation is needed, this presents an exciting opportunity for any oncoming purchaser to put their personal touch on the property. Furthermore, the house is heated by way of an oil fired central heating and has had the installation of UPVC double glazed windows and doors.

Externally

Approached from a small country lane, this property offers a peaceful setting with a long driveway leading up to the house and outbuilding. The outbuilding consists of three sections - a garage at the front measuring 5.27m x 3.41m, a storage area measuring 4.94m x 3.42m, and an additional area with five individual stores totalling 10.27m x 2.90m. The grounds of the property span approximately 0.75 acres and are predominantly laid to lawn, providing ample space for various uses, including potentially equine use. Surrounded the gardens, the property offers stunning views of the open rural countryside.

The rooms are as follows:

ENTRANCE HALL: Entry via entrance porch to front, secondary door giving access to the entrance hall, stairs rising to first floor level, period four panel internal doors to the two reception rooms and kitchen.

RECEPTION ROOM ONE: 12' 4" x 10' 0" (3.76m x 3.05m)

Window to front aspect proving plenty of natural light.

Secondary door to rear giving access to the kitchen.

RECEPTION ROOM TWO: 12' 4" x 13' 5" (3.76m x 4.09m)

Found to the front of the property, arch opening through to the garden room enjoying a westerly aspect. Fireplace to side.

GARDEN ROOM: 8' 10" x 10' 6" (2.69m x 3.21m) A latter conservatory extension with doors to front giving external access.

KITCHEN/DINER: 9' 11" x 24' 10" (3.02m x 7.57m) Of a generous size with an extensive range of wall and floor units, roll top work surfaces and integrated appliances.

UTILITY: 4' 11" x 6' 6" (1.51m x 1.98m) Space for white goods, fully tiled and with sliding door giving access to wet room.

WET ROOM: 4' 4" x 6' 6" (1.32m x 1.98m) Comprising low level wc, hand wash basin and electric shower.

CONSERVATORY: 9' 0" x 11' 3" (2.74m x 3.43m) Found to the rear of the property providing access to the kitchen. Offering versatile space.

FIRST FLOOR LEVEL - LANDING:

With period four panel doors giving access to the four bedrooms and bathroom. Access to loft space above.

BEDROOM ONE: 12' 3" x 10' 1" (3.73m x 3.07m) Window to front aspect enjoying beautiful elevated views over the rural countryside. Ornate fireplace to side. Walk-in wardrobe giving potential space for en-suite facilities.

BEDROOM TWO: 12' 3" x 11' 9" (3.73m x 3.58m) A generous size bedroom found to the front of the property and benefitting from a dual aspect.

BEDROOM THREE: 9' 10" x 11' 2" (3.00m x 3.41m) A well proportioned third bedroom with window to rear aspect.

BEDROOM FOUR: 9' 11" x 8' 7" (3.02m x 2.62m) Although the smaller of the four bedrooms still able to cater for a double bed if required.

BATHROOM: 6' 2" x 10' 8" (1.88m x 3.25m) Comprising hand wash basin over vanity unit, low level wc, bath and with built-in airing cupboard to side housing the pressurised hot water cylinder.

SERVICES:

Drainage - private septic tank

Heating - oil

EPC Rating - E

Council Tax Band - E

Tenure - freehold

OUR REF: 8383



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

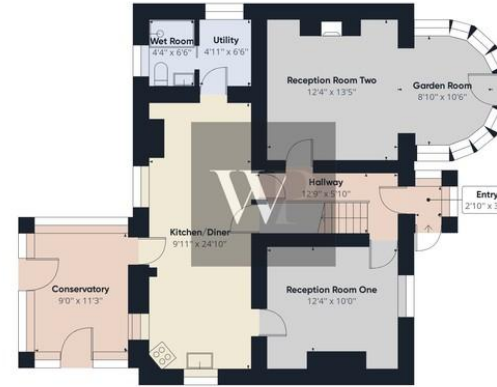
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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



Floor 0



Floor 1



Approximate total area⁽¹⁾
1590.23 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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