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*Ivy Grange Farm and Barn Annex,*  
Westhall, Halesworth, Suffolk, IP19 8RN

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Ivy Grange Farm and Barn Annex are stunning properties which have been extended, re-furbished and re-fitted with great attention to detail. Set in tranquil beautiful grounds of approximately 4 1/2 acres, occupying an enviable rural position, surrounded by fields in all directions. The owners have created a successful holiday let business in the large detached barn, which can also provide an annex for multi generation living or employees.

Accommodation comprises:

- *The Farmhouse*

Entrance Hall  
Sitting Room  
Kitchen/Dining/Snug Area  
Utility & Cloakroom  
Ground-Floor Bedroom with En-suite  
Master Bedroom with Dressing Area & En-suite  
Shower Room  
Two Further Double Bedrooms  
Bathroom

- *The Barn Annex*

31ft Sitting/Dining/Kitchen & Utility Room  
Three Bedrooms- Two with En-suites, Bathroom

Brick Outbuildings to include a Boiler Room/Store /Studio, Timber Stores/Outside Hot Showers/Greenhouse/Vegetable Plot/Fruit Cages  
Gravelled Drive with Double Garage  
Parking & EV Charging Point  
Plot of 4 1/2 Acres to Include Gardens, Ponds, Courtyard and 3 acre Meadow  
Solar Panels, Battery Storage, Wood Pellet Boilers and



### The Properties

The farmhouse has seen extensive and sympathetic improvement and the result is a property that offers a perfect blend of character, charm and practicality; boasting impressive exposed beams and timbers flowing throughout the property. The ground floor offers two large living spaces, all with character features and a wood burner in each room; a spacious sitting room which also gives access to a double bedroom and en-suite, ideal for guests. The spacious kitchen/dining/living area forms the hub of the home with access to a terrace running along the rear of the house. To the rear is a utility room and a cloakroom. The first floor landing transforms into a light and airy study space with vaulted ceiling (could convert to a 5th bedroom). The striking master suite has vaulted ceilings, complete with dressing area and bespoke en-suite shower room. Two further double bedrooms and family bathroom complete the first-floor accommodation. The Barn Annex is a recently renovated 17th century former grain store and milking parlour which currently offers luxurious holiday accommodation for up to 56 days a year or as a full-time residential annex for a relative or employee of the Farmhouse. The annex provides a spacious 31ft open-plan eating/living/kitchen area with a wood-burner. The kitchen has an electric range cooker with ceramic hobs, dishwasher and fridge/freezer. To the rear is a utility room with a freezer and washing machine. There are three generous double bedrooms, two with en-suites and a family bathroom. Thirty nine solar panels and a biomass heating system have been installed to improve efficiency and are extremely environmentally friendly as well as highly economical and benefits from a feed-in tariff.



## Gardens and Grounds

A five-bar gate opens on to the long gravelled driveway, with the farmhouse sitting directly in front of you. A large pond sits by the double garage, brick stable building and timber-clad garden store, with direct access to the land and barn. A traditional Suffolk moat is found to the side of the house and has been used as a 'natural swimming pool'. The house and its attractive gardens occupy roughly a third of the plot, which is also home to a greenhouse, vegetable plot, fruit cage and orchard. Behind the house is a courtyard, with impressive views over the fields beyond. From here, access to an external boiler room and storeroom with outside showers can be found. Separate gated access to the barn and the 3 acre meadow can be obtained from the lane with plenty of hard standing parking with an EV charging point.

## Location

Westhall is a small rural village that is immensely proud of its community run pub. The nearby town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Brampton (2 miles away) and also Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.



### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Biomass central heating. 39 Solar panels with a feed-in tariff. Mains electric and water. Private drainage.

Double glazed throughout.

7000 litre rainwater harvester.

EPC Rating: C

### Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 8RN

### Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Vacant possession of the freehold will be given upon completion.

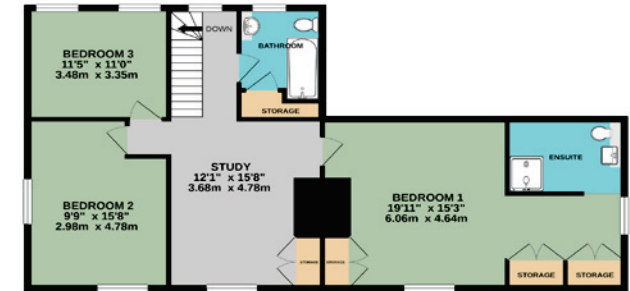
**Guide Price £1,250,000**

**GROUND FLOOR**  
1218 sq.ft. (113.2 sq.m.) approx.



The Farmhouse

**1ST FLOOR**  
903 sq.ft. (83.9 sq.m.) approx.



**GROUND FLOOR**  
1343 sq.ft. (124.7 sq.m.) approx.



The Barn Annex

To arrange a viewing, please call 01986 888205

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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