



Syleham Road, Hoxne, Eye, IP21 5BZ

Guide Price £950,000 - £1,000,000

This historic farmhouse is nestled within the stunning Waveney Valley countryside with grounds extending to 3.65 acres (sts) and offering an excellent range of outbuildings including barn, stables and cart lodge.

- Displaying immense character & history
- Grounds extending to 3.65 acres
- Approx 3,000 sq ft
- Range of outbuildings, barn, stables & cart lodge
- Equestrian facilities
- Council Tax Band G
- Freehold
- Energy Efficiency Rating – Grade II Listed.



Property Description

Situation

Located on the outskirts of the tranquil village of Hoxne, this property enjoys a prominent rural setting without feeling isolated. Hoxne is known for its beauty and rich history including a fantasising tale of King Edmund hiding under the bridge in Goldbrook in 870AD. The village offers a beautiful assortment of many period and historic properties whilst retaining a strong and active local community helped by retaining a primary school, post office/convenience store, refurbished public house, church and village hall. For additional amenities, the historic market town of Diss is five miles away benefitting from a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This grade II listed farmhouse is of massive oak timber frame construction with pleasing colour wash rendered elevations under

a pitched clay tiled roof, it is believed to have originated in the 16th century and offers a wealth of character being heavily timbered with attractive carpentry and mullion windows. Over the past 40 years it has been lovingly restored and modernised, preserving its period features and historic charm. Internally spacious rooms flow seamlessly and boast elegant proportions and ceilings, a symbol of wealth and status with the property. The versatile accommodation stretches to the region of 3,000 sqft over three floors, with particular notice drawn to the grand reception rooms being heavily timbered and flooded by a good deal of natural light due to being dual aspect.

Grounds & Gardens

Outside the grounds extend to approx. 3.65 acres and include formal gardens, paddock and courtyards. Of which a charming courtyard is found to the rear of the property and provides a perfect setting for alfresco dining. The property also boasts an

extensive range of outbuildings including a threshing barn, office, cart lodge, stables and an old piggery. Attached to the barn is a converted outbuilding having formerly been a successful children's nursery that offers excellent space for commercial or domestic use. The barn has potential for conversion to a residential dwelling, subject to the necessary planning consents. The total area of the barn and outbuilding combined is approx. 8,000 sq ft.

The rooms are as follows:

ENTRANCE HALL: Access via solid oak door to front. Oak brace and batten doors giving access to the two reception rooms. Pamment tiled flooring.

RECEPTION ROOM ONE: 20' 0" x 16' 4" (6.11m x 4.98m) An impressive dual aspect room with high floor to ceiling height and being heavily timbered and beamed with ornate carpentry, fireplace to side with inset cast iron stove upon a pamment tiled hearth.

RECEPTION ROOM TWO: 13' 5" x 16' 9" (4.09m x 5.11m) A dual aspect room being heavily timbered with fireplace to side and serving well as a formal dining room.

SNUG: 10' 6" x 15' 11" (3.21m x 4.85m) With window to side aspect and offering itself for a number of different uses.

STUDY: 7' 5" x 4' 6" (2.26m x 1.37m) Located off reception room one, with window to front and with fitted desk and shelving.

KITCHEN/DINER: 17' 6" x 12' 1" (5.33m x 3.68m) An attractive and typical farmhouse kitchen with an excellent range of wall and floor units, oil fired Aga to side, separate four ring electric hob. Space for white goods.

REAR LOBBY: Brace and batten door giving external access, bespoke oak doors giving a good provision of built-in storage space to side. Access to the boot room/utility.

BOOT ROOM/UTILITY: 12' 6" x 13' 0" (3.81m x 3.96m) Having formerly been an old dairy and of a generous size with large walk-in larder to side and separate wc. Good space for white goods and storage.

FIRST FLOOR LEVEL - LANDING: With stairs rising from ground floor and additional stairs giving access to the second floor level. Exposed mullion windows. Access to the principal bedrooms.

BEDROOM ONE: 13' 4" x 16' 1" (4.06m x 4.91m) Serving well as the main bedroom enjoying a dual aspect being of a generous size. Built-in storage cupboard to side.

BEDROOM TWO: 17' 6" x 13' 1" (5.33m x 3.99m) Found to the rear of the property being a generous size taking a dual aspect. Exposed timbers and beams.

BEDROOM THREE: 10' 4" x 13' 7" (3.15m x 4.14m) Enjoying a leafy green outlook to the front being of a generous size with built-in storage cupboard to side.

BEDROOM FOUR: 9' 9" x 12' 9" (2.97m x 3.89m) A double bedroom found of the front of the property being heavily timbered.

BEDROOM FIVE: 9' 11" x 12' 8" (3.02m x 3.86m) With views to front, exposed timbers and beams and mullion window.

BATHROOM: 5' 4" x 8' 9" (1.63m x 2.67m) With elevated views overlooking the courtyard and fields beyond. Comprising a four piece suite with panelled bath and shower over, low level wc, hand wash basin and bidet. Heated towel rail.

SHOWER ROOM: 5' 6" x 7' 5" (1.68m x 2.26m) Being adjacent to the bathroom with tiled shower cubicle, low level wc and hand wash basin.

SECOND FLOOR LEVEL: Essentially having the opportunity of three further bedrooms. Vaulted ceilings, exposed timbers and beams.

SERVICES: Drainage - private septic tank

Heating - oil

EPC Rating -

Council Tax Band - G

Tenure - freehold

OUR REF: 8363



Viewing Arrangements

Strictly by appointment

Contact Details

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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.

