

A pretty former farmhouse with outbuildings, requiring complete renovation in a stand alone position within the parish of Horham, near Stradbroke.

Guide Price
£400,000 Freehold
Ref: P6720/C

Walnut Tree Farm
Worlingworth Road
Horham
Eye
Suffolk IP21 5ER



Kitchen, dining room, sitting room, pantry, bathroom, cloakroom and cellar.
Currently four first floor bedrooms and attic room.
Ample off-road parking and outbuildings.
Mature grounds of 1 acre with ponds.

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Location

The property is situated within the parish of Horham, which benefits from a well respected store and Post Office, a community centre and Horham Baptist Chapel, which offers a variety of community activities such as Sunday School, Brownies, toddler group, youth club, holiday club, and so on. Within 2.5 miles is the large village of Stradbroke, which offers local shops and services including a bakery, butchers, two dining pubs, a medical centre, village hall, children's play area, hairdressing salon, library, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible from miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, football clubs, tennis club and bowls club.

The historic market town of Eye is just 6 miles from the property and provides a range of independent local shops, two Co-ops and a newsagent. There are various eateries, including a restaurant, chocolaterie and The Queen's Head public house. There are also two Chinese takeaways and a fish and chip shop. The town boasts a motte and bailey castle, a library, bakery, hairdresser, art studio, antique shop, fabric shop, pharmacy, delicatessen, butchers, handyman and medical centre, as well as Hartismere Hospital, St Peter & St Paul's CEVAP Primary School, and Hartismere High School. There is also a community centre, playing field and a network of public footpaths.

The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 11 miles to the north-west and from here there are direct trains to Norwich and London's Liverpool Street station. Framlingham, with its medieval castle, is 9.5 miles to the south, and the Heritage Coast, with the popular centres of Aldeburgh, Snape Maltings, Southwold, Walberswick and Dunwich, is about 20 miles to the east. The county town of Ipswich lies about 21 miles to the south, and Norwich is about 30 miles to the north.

Description

Walnut Tree Farm is a Grade II Listed house believed to date from the 17th Century of timber framed and part clay lump construction under a pan tiled roof. A 19th Century addition was added with a brick façade. The property was listed in 1988 and Historic England have it recorded as Malthouse Farmhouse. Internally there is a kitchen, sitting room and dining room, pantry, bathroom and cloakroom on the ground floor, as well as a cellar. On the first floor are four bedrooms, with the main bedroom being a walk-through room. It is envisaged that with the normal consents, a buyer will look to reconfigure the first floor. On the second floor are attic rooms and we are advised this is only viewed from the staircase as it is not known whether the floor/roof is safe for entry.

Structural Condition

In recent times, the house has suffered from subsidence with the 'newer' part of the house coming away from the older part. The property has been insured with Aviva who commissioned Innovation Group to survey the property. Their recommendations were to remove trees that they believed were causing the movement. This work has been undertaken. It is envisaged that the house may now need to be underpinned but the vendor is taking a cash settlement rather than undertaking the work. A buyer will therefore need to carry out any necessary underpinning and refurbishment works at their own cost and we recommend a buyer employs the services of a structural engineer during the works who may be able to issue a Certificate of Structural Adequacy once everything is complete. A copy of the information supplied by Innovation Group is available by email from the agents. It is believed unlikely that interested parties could currently take a mortgage on the property.

The Accommodation

Ground Floor

A front door provides access to

Hallway

Doorway to the sitting room and opening to the

Kitchen 13' x 12'1 (3.96m x 3.68m)

Fitted with a basic range of high and low level wall units. Stainless steel sink with taps above and drainer. East facing window. Parkray stove (not in working order). Door opens to the



Bathroom

Comprising bath and hand wash basin. South facing window with obscured glazing. Airing cupboard with lagged hot water cylinder served by an immersion heater. Fitted shelving. A door opens to the

Cloakroom

WC. Door opens to a

Store (L-shaped)

Brick flooring.

From the hallway a door opens to the

Sitting Room 16'3 x 14'5 (4.95m x 4.39m)

A dual aspect room with north and east facing windows overlooking the front and rear gardens. Tiled fireplace flanked by built-in cupboards. Radiators (previously served by the Parkray). A doorway opens to the inner hall and a further door opens to the



Dining Room 12'8 x 12' (3.86m x 3.66m)

East facing window. Blocked fireplace with timber surround. Radiator (formerly served by the Parkray).



Inner Hallway

Door to the cellar and pantry. Stairs to the first floor landing and understairs cupboard.

Pantry 8'5 x 7'6 (2.57m x 2.29m)

Fitted shelving. North facing window.

Cellar 8'4 x 7'8 (2.54m x 2.34m)

Stairs from the inner hallway lead to the

First Floor

Landing

A door opens to bedroom one and a further door opens to a corridor with stairs to the attic rooms.

Bedroom One 15'11 x 14'3 (4.85m x 4.34m)

A walk through double bedroom with east facing window overlooking the front garden. Built-in shelved cupboard. Exposed floorboards.

Bedroom Two 9'6 x 8'5 (2.9m x 2.57m)

A single bedroom or dressing room with scope to be converted to an en-suite, subject to the normal consents. North facing window.

Bedroom Three 12'11 x 12'5 (3.94m x 3.78m)

A double bedroom with east facing window.

From bedroom one a further door opens to

Bedroom Four 20' x 13' (6.10m x 3.96m)

A double bedroom with south facing window. Maximum ceiling height approx 5'8 but subject to the normal consents, it is envisaged that this could be opened up so that there is a vaulted ceiling.

From the first floor corridor stairs lead up to the



Attic Room

North facing window.

Outside

The property is approached from the road via a hardcore track that leads to the side of the house where there is ample parking. To the front of the house, the east, there is garden laid to lawn containing a number of trees and bordered by hedging. The rear garden is laid to lawn and here there is a pond. To the south of the house are a number of outbuildings, the former farm buildings, which are of timber, brick, flint and clay lump construction under a pan tiled roof. These include a triple bay cartlodge measuring approximately 28' x 17' and a store barn measuring 16' x 10'.

Beyond the range of outbuildings is a meadow that contains a number of trees and a substantial pond, and is enclosed by hedging and mature trees. In all, the grounds extend to approximately 1 acre.



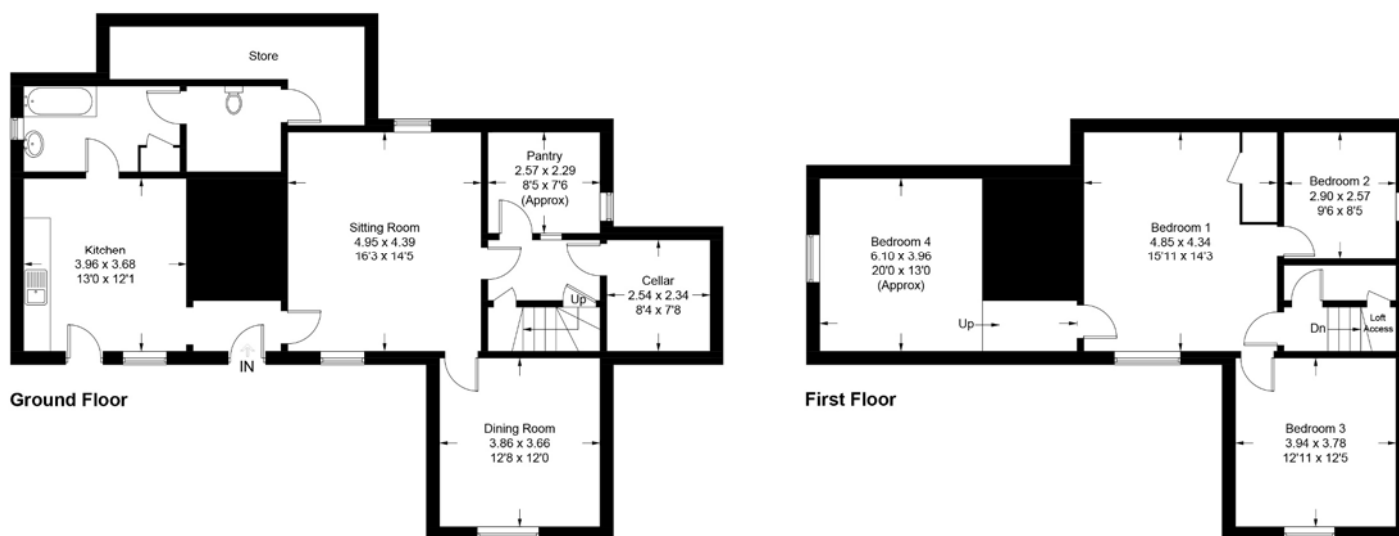


Indicative site plan



Walnut Tree Farm, Horham

Approximate Gross Internal Area = 176.5 sq m / 1900 sq ft



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Viewing Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

Services Mains water and electricity. Private drainage system - whilst it is believed that the septic tank has worked in a satisfactory manner for many decades, it is unlikely to comply with the 2020 regulations and a buyer should budget to install a new sewage treatment plant. This has been taken into account in the guide price.

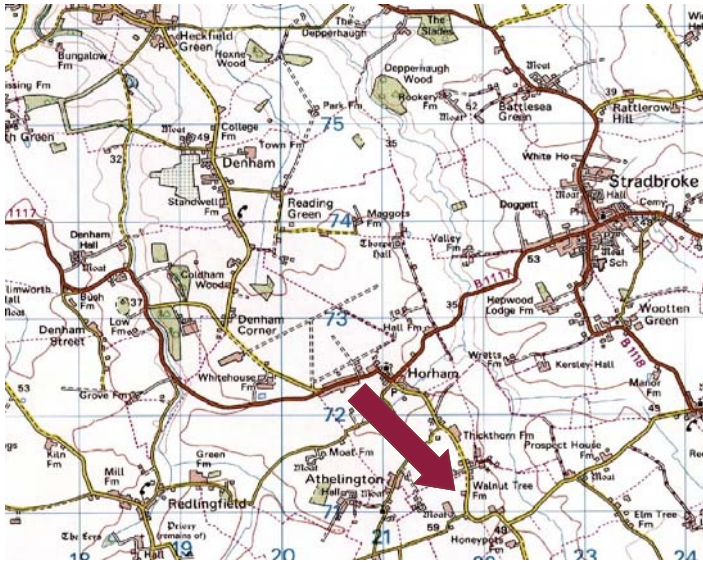
Council Tax Band E; £2,233.22 payable per annum 2021/2022

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

October 2021



Directions

From Framlingham, take the B1119 road to Saxtead Green. At the junction with the A1120 turn right and then immediately left. Continue on this road through Saxtead and for just under two miles before turning left on the sharp bend signposted to Worlingworth. Upon entering the village proceed past the church and take the next turning on the right signposted to Horham. Proceed along this road for approximately two miles where Walnut Tree Farm will be found on the left.



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