



Eye Road
Kenton

Guide Price £525,000

LACY SCOTT
& KNIGHT

est. 1869

Sycamore Farmhouse

Eye Road | Kenton | Stowmarket | IP14 6JJ

Stowmarket 13 miles, Ipswich 16 miles, Bury St Edmunds 29 miles

Substantial Grade II Listed 5 bedroom former farmhouse in need of renovation throughout, with an overall internal floor area including loft space of approximately 5048 sqft and which is set within its own impressive plot of just under 2/3 acre. No onward chain.

Entrance Hall | Drawing Room | Dining Room | Lounge | Potential Study | Kitchen/Breakfast/Family Room | Utility Room | 5 Bedrooms | 2 Bathrooms | Potential En Suite To Principal Bedroom | Range of Loft Room Areas/Potential bedrooms | Ample Parking | Large Brick Outbuilding plus Garage | 0.616 Acre Plot | 5048 sqft Internal Floor Space inc Loft | Highly Regarded Rural Village

Sycamore Farmhouse

Former Grade II Listed farmhouse which dates back to the early part of the 17th Century and as such benefits from a wealth of character and feature including fireplaces plus exposed timbers and floorboards.

From the large, tiled entrance hall there are doorways leading off to the drawing room and lounge, with the drawing room featuring exposed brick fireplace with inset woodburner, beams to walls and ceiling, plus glazed double doors leading out to the garden. The lounge has a brick fireplace and stripped flooring. The hallway to the rear of these rooms also provides access to a dining room with brick fireplace, utility room, rear porch and a ground floor room which was being converted into a further shower room but would equally suit



conversion to a further study or living space. The far end of the hallway leads into the impressively proportioned kitchen/breakfast/family room, which also benefits from an Aga as well as the servants bell indicator box! From here there is also a staircase which leads to a fifth first floor bedroom. From this fifth bedroom there are steps which lead up to two further interconnecting loft rooms which offer potential to create further living space (stpp).

Within the main body of the house there are two further staircases leading to the first floor level, where there can be found four further bedrooms, all of which are of good size and benefit from exposed wooden floors, with the main

bedroom offering the opportunity to create an en suite (stpp) due to the dressing room leading off it. Also at first floor level there can be found two bathrooms and a separate cloakroom as well as a fourth staircase which in turn leads up to the second floor where there are two further interconnecting loft rooms, which would suit as a further living space.

Outside

Externally to the front of the property there is a carriageway driveway which provides ample parking with the rear garden providing a high degree of privacy from roadside due to the modern feather boarded fencing which has been erected.

Within the rear garden there is an impressive brick built outbuilding with attached garage to the front, which provides an internal floor area of over 1000sqft with the rear garden itself also being of generous proportions.

Given the wealth of character which the property benefits from, the substantial plot in which it is set and the impressive amount of floor space which it benefits from, we believe the property will attract a wide range of potential purchasers as such would advise all interested parties to view at the earliest opportunity.

Location

The peaceful rural village of Kenton is within easy access of Debenham which benefits from a range of excellent local facilities. There is a school bus service from Kenton to the highly regarded Debenham High School, with further private schooling available at Framlingham College and Woodbridge School. The Market Town of Eye is situated some 6 miles away.

Services

Mains water, electricity, private sewage treatment plant, oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band F.

Directions

Head out of Debenham on the B1077 towards Eye as you leave the village take the first turning on the right onto Bell Well Lane. This road will eventually become Church Lane at the T Junction turn left onto Eye Road where the property will be found after a short distance on the right hand side.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or a pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



Sycamore Farmhouse, Eye Road, Kenton, Stowmarket, IP14

Approximate Area = 5048 sq ft / 468.9 sq m (excludes boiler room)

Limited Used Area = 150 sq ft / 13.9 sq m

Outbuildings = 1040 sq ft / 96.6 sq m

Total = 6238 sq ft / 579.5 sq m

For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Lacy Scott & Knight. REF: 788741



Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN