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Tye Farm, Tye Lane, Willisham,
Ipswich, Suffolk IP8 4SR



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Situated in a semi-rural position on the outskirts of this popular village is this Grade II Listed 16th Century farmhouse with an additional detached cottage set in grounds of around 1.4 acres.

Along with an abundance of period character and charm there are also an array of outbuildings, stables, a pond and a manège with the property being predominantly surrounded by open fields and farmland.



- Three/four bedroom farmhouse
- Accommodation over three floors
- Heavily beamed
- Double glazed
- Separate detached cottage offering great annexe potential
- Superb range of outbuildings
- Stunning semi-rural position

The entrance hall has stairs to the first floor, adjacent to this is a drawing room which has a dual aspect outlook, a wealth of period beams, wall timbers and inglenook fireplace. To the other side of the hall is the sitting room which also has an inglenook fireplace with multi fuel burner, beams and wall timbers. From here there is a door into the L-shaped kitchen/dining room which has windows to three aspects, the kitchen area is well equipped with a range of base units, wall cupboards, work tops, drawers and there is an integrated oven, hob and extractor hood. Adjacent to the dining area is a utility room and from which a further door leads to a good size study.



From the kitchen/diner there is a rear hall with door to the garden, a walk-in pantry and a cloakroom with window to front and a suite comprising WC and basin.



On the first floor there are two double bedrooms and a shower room. The main bedroom has a large built-in cupboard, exposed ceiling and wall beams and an en-suite shower room comprising of a large shower, basin and WC. Adjacent is a good size dressing room/walk-in wardrobe with window to the side. Bedroom two is a generous double bedroom with built-in cupboard, exposed red brick fireplace together with ceiling and wall beams. There is also a further shower room with shower, basin and WC.

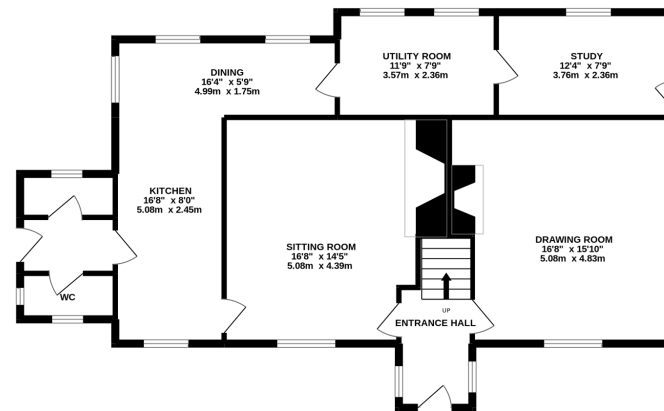
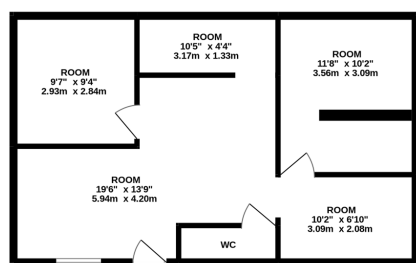


A further stair flight leads to the second floor where there is a loft room/bedroom four with a window to the rear, adjacent to which is a cloakroom with WC and basin, to which could be added a bath. On the opposite side of the stairflight is bedroom three which has a window to the side and exposed beams.

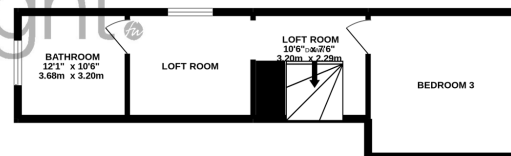
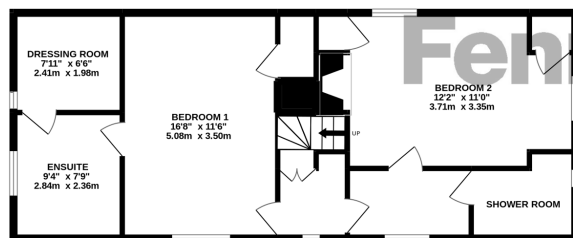




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Consumer Protection Regulations 2008

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Outside

The property is set in a superb plot of around 1.4 acres. With both vehicular access to the front and also a sweeping driveway that leads to a yard to the side of the property. There are formal gardens predominantly laid to lawn with a range of trees, flower beds, shrubs and a pond.

There are also six stables, a manège and two small paddocks. Within the yard there are a further array of outbuildings which includes a detached cottage which, subject to the relevant consent, would make an ideal annexe. This detached cottage currently comprises of four rooms along with light, power and water connected.

In addition to the cottage there is another detached store which measures approximately 14ft x 58ft which would make great storage or further conversion, subject to the relevant planning consents.

Location

Willisham is a village lying approximately 8 miles from Ipswich and approximately 3 miles from Needham Market. The neighbouring village of Somersham provides a village shop, public house, petrol station and a village hall.

Directions

Leaving the A14 at junction 52 take the exit signposted for Great Blakenham and Needham Market onto the B1113. Follow this until reaching the Somersham Road which will be a turning on the right. Continue through the villages of Little Blakenham and Somersham, upon passing the Lime Burners public house on the left follow the road around to the right onto the Barking Road signposted for Willisham. Upon entering the village take a left turn into North Acres and proceed straight ahead which will then become Tye Lane. The property can be found at the end of the lane predominantly surround by open fields and farmland.

Important Information

Services - We understand that mains water and electricity are connected. Oil fired central heating. Drainage via septic tank.

Tenure - Freehold

Council Tax Band - G

EPC - N/A





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