



'Countryside and History Combine'
Wingfield, Suffolk | IP21 5RB

FINE & COUNTRY

WELCOME



This sympathetically restored Grade II Listed 16th Century Farmhouse benefits from four generous bedrooms, two sitting rooms, a newly fitted family bathroom, large kitchen / breakfast room and an abundance of original features. In addition, a large attic room and charming garden add to the wealth of significant features to be discovered in this wonderful home.







- Grade II Listed 16th Century Farmhouse
- Sympathetically Restored, with a Wealth of Original Features
- Four Spacious Bedrooms
- Two Fine Sitting Rooms with Inglenook Fireplaces
- Kitchen/Breakfast Room
- Newly Fitted Family Bathroom, Thoughtfully Designed
- Downstairs Shower Room
- Vast Attic Room with Purpose Built Stairs. Perfect for Conversion.
- Garage and Parking
- Redesigned Garden with Willow Fencing

This remarkable Grade II Listed 16th century farmhouse is a truly exceptional residence and a much-treasured family home. Its fascinating character and authentic quirks have been sympathetically preserved throughout, merging with modern touches to create a lovely, welcoming home where history whispers through the walls.

Step inside and you'll be charmed by the character that permeates every corner of this historic gem. The house exudes a comforting warmth, creating a cosy atmosphere that effortlessly complements its spacious rooms.

Two fine sitting rooms can be found at the heart of this home which features exposed beams, authentic tiled flooring, and an inglenook fireplace with woodburning stove. These rooms are particularly appealing during the winter months as the current owner explains, "The house is so atmospheric at Christmas, with all the family gathered around the fire; it's so cosy to spend time in here." It's easy to imagine family gatherings in these rooms, enjoying time with loved ones or indulging in the peaceful moments and savouring the charm of the room with a quiet, uninterrupted cup of tea.

The generous dining room, which also boasts exposed beams and stone floors, offers an exquisite backdrop for memorable meals. Enhanced by a second, but no less impressive, inglenook fireplace and woodburner; this is an ideal space for truly special dining experiences.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The spacious kitchen / breakfast room is a delightful space to gather and is a room in which some of the period features of the property can be seen and enjoyed. The stone flooring extends into this area, complemented by cottage-style painted cabinets and warm oak worktops. With dual aspect windows overlooking the serene surroundings, the room is bathed in natural light. It also offers ample space for a dining table and chairs, making it a wonderful communal area for meal preparation.

A useful downstairs shower room completes the rooms on the ground floor.

Four generous, double-sized bedrooms are located on the first floor. Each of the bedrooms features stunning exposed beams and views of the surrounding countryside, with the master bedroom enjoying a view of the village church. "It's lovely to listen to the melody of the church bells softly ringing in the morning," explains the current owner. Who wouldn't want to wake up in one of these beautiful rooms, pull back the curtains and reveal uplifting views of the Suffolk landscape around you?

The first floor also benefits from a large family bathroom which has been sympathetically updated to complement the heritage of the property. Attention to detail is evident in every aspect, from the tasteful choice of fixtures to the soothing, heritage colour palette. The bathroom boasts a deep, freestanding bath with striking tiled splashback - perfect for a blissful soak at the end of the day.

The current owners have also transformed a French washstand and bowl into a distinctive sink area, complemented by taps that beautifully enhance the overall aesthetic.

One of the impressive highlights of this farmhouse is the expansive attic room, conveniently located on the second floor via a staircase from the landing. This large area, currently unused by the existing owners, presents an exciting opportunity for transformation. Whether your aspirations lean towards a home office, a studio or an additional bedroom / living space, the possibilities are plentiful.

The farmhouse is situated along a quiet lane, surrounded by open countryside. There is ample parking to the side of the house, which is separated from the garden by a small wooden fence. A garage is located to the side of the property.

To the rear of the property, a large, gravelled patio area provides ample space for outdoor entertaining. The garden is well tended and has been laid predominantly to lawn, bordered by mature borders, and screened by attractive willow fencing. A pergola at the bottom of the garden provides a further opportunity for seating.

The rural village of Wingfield lies just south of the river Waveney and enjoys a long and rich history. During its heyday in the 14th and 15th centuries, Wingfield was home to two of the most powerful families in England, the Wingfields and the De La Poles, who later became the Earls and Dukes of Suffolk. This historic village is even recorded in the Domesday Book.

Today the village is home to the renowned theatre and arts centre, a traditional village pub, a popular café and a church.













STEP OUTSIDE

The village enjoys connectivity and convenience and is located only 5 miles from the town of Harleston, which is home to a variety of amenities, shops and eateries. The market town of Diss is located approximately nine miles away, where a range of supermarkets, shops and schools can be found. Direct train services run from Diss Station into London Liverpool Street Station (Journey Time approximately 90 minutes).

Agents Notes

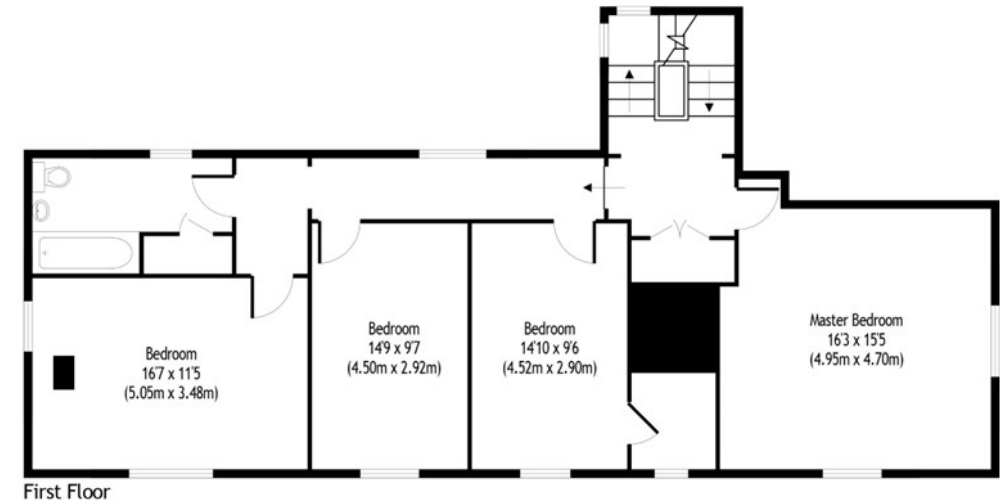
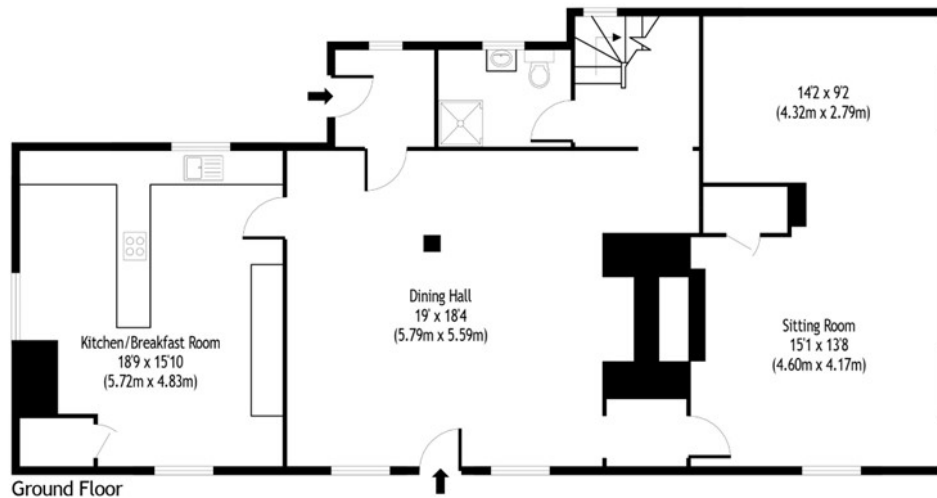
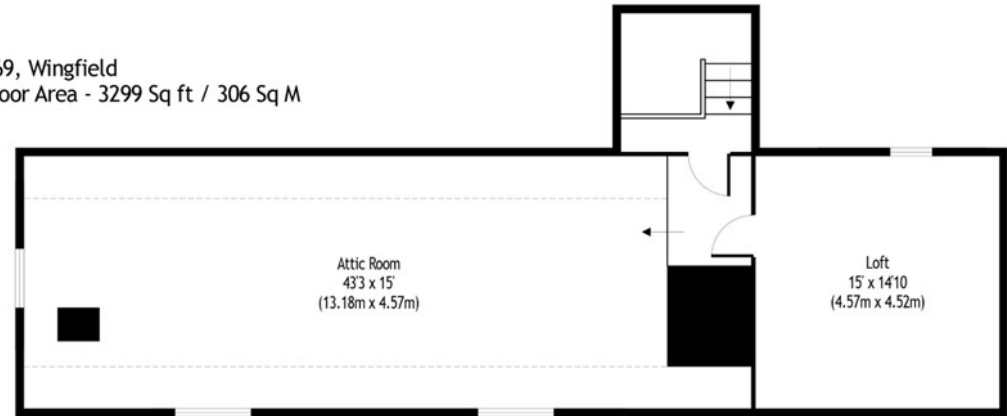
Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band G

Services: Mains Electricity & Water, Private Drainage, OFCH.

Directions: Proceed from Diss in an easterly direction along the A143. At the Billingford turn off by the Horseshoes public house turn right onto Low Road. Continue to the T junction turning left towards Hoxne. Continue along this road for some distance turning left at the junction signposted Wingfield, Syleham and Harleston. Continue along the Syleham Road into the village of Wingfield. In the centre of the village on the Common turn right onto Vicarage Road. The property is located at the far end of the village on the left-hand side directly opposite the entrance to Church Road

DIS 869, Wingfield
Approx. Gross Internal Floor Area - 3299 Sq ft / 306 Sq M



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Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

