



White House Farm
Moats Tye | Combs | Stowmarket | Suffolk | IP14 2EY

FINE & COUNTRY

LOCATION, LOCATION, LOCATION



This Grade II Listed property really does have it all with three bedrooms, four attic rooms, three receptions and a wealth of period features.

This stunning family farmhouse, sits in just under 7 acres and has equestrian facilities including stables, tack room, manege and paddocks plus a ready made glamping business.



KEY FEATURES

- A Grade II Listed Period Farmhouse with a Glamping Business and Equestrian Facilities
- Three Bedrooms; Four Attic Rooms; Ground Floor Shower; First Floor Bathroom; Three Reception Rooms and a Conservatory
- Traditional Kitchen with Rangemaster and Built-In Pantry
- Grounds of just under 7 acres with an All Weather Floodlit Manege and Paddocks; Chart Chester Stable Block consisting of Four Stables
- Triple Cart Lodge, Workshop and Plenty of Parking
- Ready Made Glamping Business with Three Pods and Two Safari Tents
- The Accommodation extends to 2,940sq.ft
- EPC Exempt

The current owners of White House Farm knew they would live here from the moment they turned off the country road into the sweeping drive, past the picturesque pond to greet the rundown farmhouse set amongst mature trees in just under 7 acres. This property really does have it all with equestrian facilities including stables, tack room, manege and paddocks plus a ready made glamping business. They have lovingly restored the farmhouse over 14 years, to create a stylish yet still cosy country home with such attention to detail. Grade II listed due to the beams, many character features have been renovated and restored from flooring to fireplaces, retaining the integrity of this property and it starts with the traditional front door, leading to a porch with stone floors – perfect for de-booting after a winter hack, or to dry off muddy paws.

Let There Be Light

Many a cosy evening has been spent in the reception room to the right of the porch which could be used as a separate lounge for older teens or a great space for fireside chats with a cast iron fireplace and marble surround. This triple aspect room has so much light, perfect for reading with two windows and French doors leading to the conservatory. The idyllic, bright conservatory offers panoramic views of the garden and easy access to the kitchen and a ground floor shower room.

A Home Of Character

Across the stone floored hall to the right is a fantastic multi purpose family room with an exposed original inglenook fireplace with a Hunter wood burner. The current owners painstakingly removed materials to reveal this beautiful feature and it's their favourite part of the house. Whether relaxing, dining, entertaining or just snuggling in front of the fire this room is cool in the summer and warm in the winter making it the most loved room in the home. The family room leads to a spacious hallway, which still retains character with stone floor and exposed brickwork and provides access to the study, shower room, kitchen conservatory and first floor. The roomy study is a perfect working from home space with plenty of storage too. The hub of a home is its kitchen, and this kitchen does not disappoint! It is a true country kitchen, again full of original features boasting a built in pantry, exposed beams, a brick inglenook fireplace housing a Rangemaster double electric oven and glass inset back door. The beauty of this kitchen is the leaded windows allowing so much natural light in – just stunning.





KEY FEATURES

The utility room housing washing machine, dryer, fridge freezer and a garden cloakroom is just off the kitchen, which offers a practical space coming home from a winter hack, dog walk or gardening.

Exploring Upstairs

The first floor continues the period features and the airy landing with roof light leads to a stunning bathroom with exposed beams and brickwork, offering the best of both worlds with a beautiful soak tub for resting aching muscles after a long cricket match or ride, and a separate shower. Across the landing character remains with an original cottage door leading to a bedroom with leaded window. The second bedroom with original Victorian fireplace is found from the hallway and at the end of the hall, stairs lead either down to the main reception or to a door to the master bedroom. This spacious principal bedroom has another Victorian fireplace, heavy beams and walk in storage. Stairs from this landing lead to the second floor attic room which offers fantastic potential for conversion to further bedrooms or sitting room/living space.

The Good Life

The outside space at White House Farm is a great example of how to live the good life well. The initial approach just screams country living, being opposite a local cricket club, with the long driveway, the pond which is home to a family of ducks, and the arc of large trees creating the picture perfect framing. The practical side to country living is made easy with a triple cart lodge, a workshop and plenty of parking for visitors. The current owners have enjoyed many events with the local cricket club and the thing they will miss most is the sense of community, walking just down the road for the traditional cricket match and teas, or the New Years Eve bash or the various summer events; they have made friends for life in this welcoming village. The large rear gardens with woodland and pond have historic character of their own with various Bay, Laurel and Fir planted mainly over 100 years ago as was the fashion for evergreens. The country kitchen makes great use of the orchard, producing eating and cooking apples, plum and damsons. Lots of wildlife visit, from deer to owls, ducks and buzzards. Equestrian living is a dream here - with a Chart Chester stable block housing four stables, three fitted with rubber matting and automatic drink stations, and one being used as a fully alarmed tack room with CCTV; a floodlit all weather 25m x 40m manege fitted with mirrors for training and electric fenced paddocks, everything is ready made to move the ponies in. With plenty of bridle paths and dog walks straight from the property your hacks are on your doorstep.

Business And Pleasure

Combining business with pleasure is executed so well here with three glamping pods and two safari tents which are successfully operated from March to October attracting a variety of clients from couples who stay and the return with the whole family, to friendship groups or sometimes the current owners block book to have their own friends and family stay - best of both worlds. There is flexibility to limit occupancy as much or as little as you like and also the opportunity to expand this business.





























INFORMATION



On The Doorstep

Combs is a quiet and peaceful village in the county of Suffolk. It is located on a low rise directly to the south of the market town of Stowmarket, with a valley known locally as the 'slough' separating it from the town. Stowmarket is on the busy A14 trunk road between Bury St Edmunds to the west and Ipswich to the southeast. The town is on the main railway line between London and Norwich and has held an annual carnival for 60 years, with 2023 being celebrated as the 60th. Stowmarket also plays host to the music festival Stow-Fest, a live music open-air event that takes place annually at Chilton Fields.

How Far Is It To

The town of Stowmarket is just over 1.5 miles distant with a whole host of amenities as well as a wide range of shops and restaurants in the town centre. Stowmarket is home to an award-winning museum, a thriving cinema and a Creative Arts centre
The town of Ipswich is 13.5 miles south east of Combs and the beautiful vibrant cathedral city of Norwich is approximately 39 miles to the north on the A140.

Directions

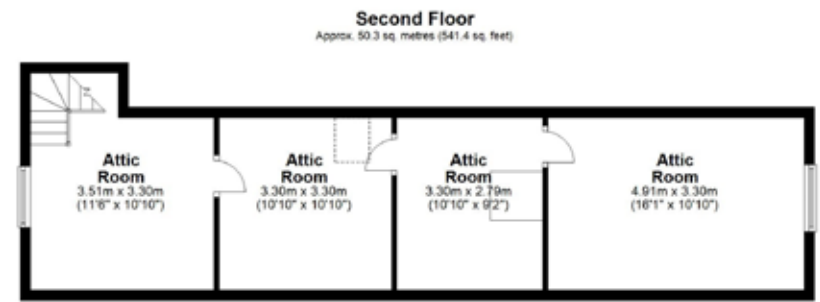
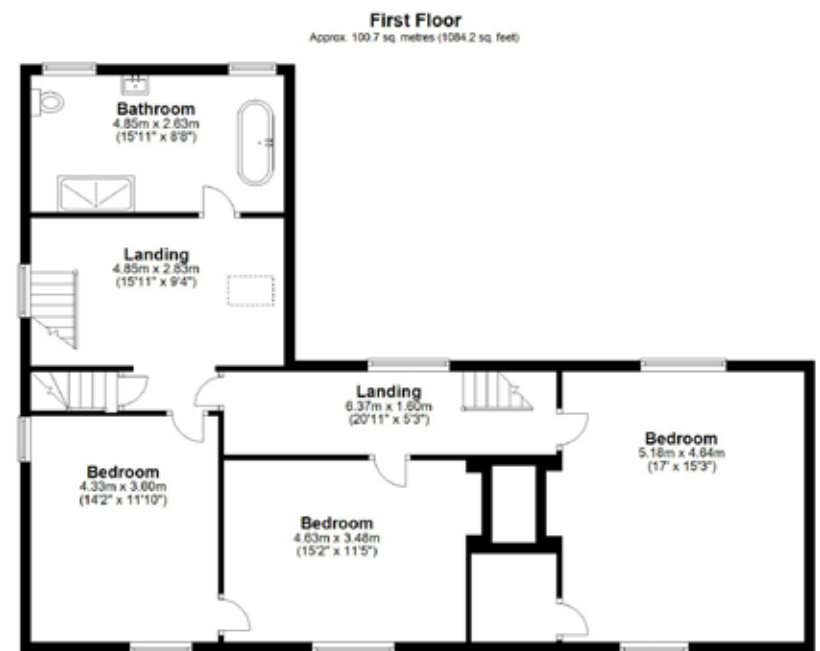
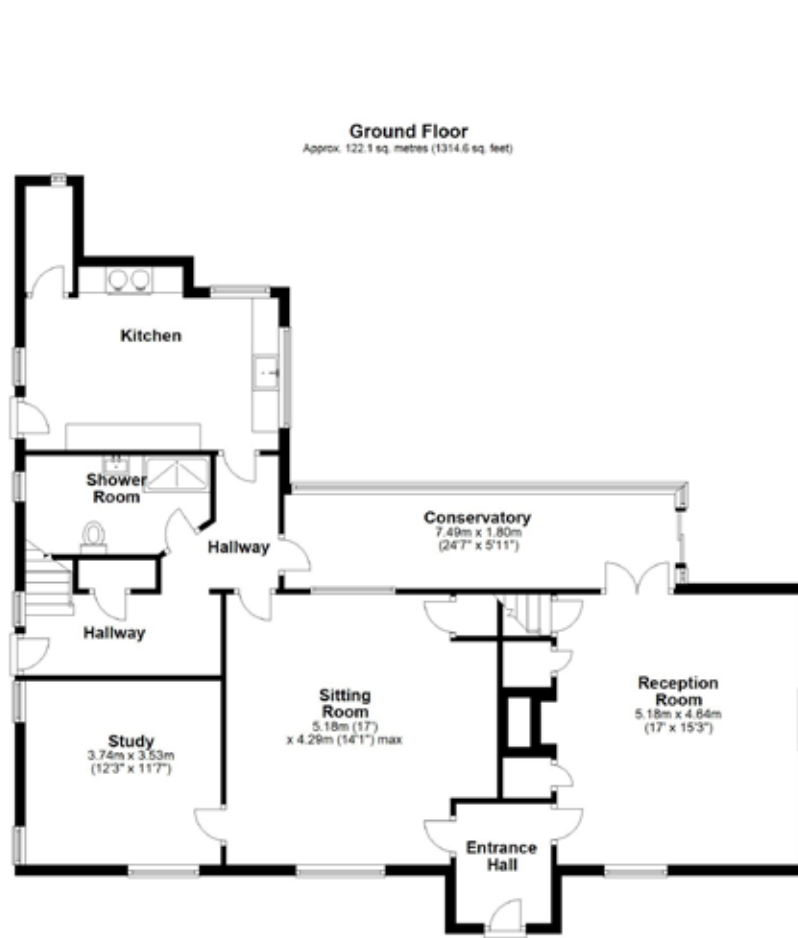
Proceed from the market town of Diss along the A143 onto the B1113 and head to Stowmarket. At the roundabout take the 2nd exit onto Stow Upland Road/B1115. Turn left onto Creeting Road West and then right onto Navigation Approach. Turn left onto Gipping Way/A1308 and right onto Hollingsworth Road. At the roundabout take the 1st exit onto Ipswich Road, the next roundabout take the 2nd exit onto Needham Road, the next roundabout take the 1st exit onto Poplar Hill, then left onto Tannery Road and left onto Badley Lane then turn right and the property will be on your right.

What 3 Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [arch.sympathy.fastening](#)

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water - Septic Tank Drainage and Sewage Treatment for the Glamping Business, Fibre Broadband plus Internet Extension to the Glamping Site
Mid Suffolk District Council - Council Tax Band - F
Freehold



Total area: approx. 273.2 sq. metres (2940.2 sq. feet)
 Expertly Prepared By david-moorme.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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