



'Rural Home with Land'  
Bedfield, Woodbridge, Suffolk | IP13 7JE

# WELCOME



Whether you are looking for a property with land for horses, need a generous plot for pursuing your hobbies, or just require space for outdoor enjoyment, this property hits the mark. This detached home boasts approximately 3 acres of land (stms), three to four generous bedrooms, a stable block and significant potential to develop and extend (subject to planning). Furthermore, the location of this lovely home is exceptional. Nestled within a peaceful village and enveloped by picturesque countryside views, this prime property is only a 10-minute drive from the historic market town of Framlingham.







- A fantastic 3/4 bedroom detached property
- Approximately 3 acres of land stms, suitable for Equestrians
- An existing stable block prime for possible conversion (subject to planning)
- A peaceful village location
- Scenic views of the surrounding countryside
- Parking and garaging for multiple cars
- Oil fired central heating, Mains Drainage
- A large master bedroom with ensuite
- Potential to extend
- Chain free

The current owner's father built the property about 40 years ago and it has remained in the family ever since. The owner fondly shares stories of the friendly village community and the fantastic sense of neighbourly camaraderie that is alive and well here.

As you step through the front door of this immaculate home, you are greeted by an uncommonly large reception area. This welcoming space has been thoughtfully furnished by the owners who have made good use of the room by adding a sofa. These generous dimensions establish the standard for the space that characterises the rest of the property.

To the right of the hall is a large sitting room that spans the front to the back of the house. The room is bright and boasts a fresh, airy ambiance thanks to its triple aspect design. Windows adorn the front and the side, while a convenient door opens to the garden. Adding to the charm of the room is a recently installed wood burner which creates a warm and cosy focal point to this inviting space.

A generously proportioned study (or Bedroom 4) is accessed from the main hall. With its thoughtful placement, it offers a quiet retreat from the busier areas of the home, providing an ideal spot for productivity and focus.

Returning to the reception hall you will find access to the dining room. This room is perfect for entertaining and offers a pleasant setting for meals. For those preferring an open and interconnected kitchen/living space, the dining room provides the option of opening into the kitchen, allowing for a versatile and open-plan arrangement (subject to planning).



\* 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 kitchen is tastefully designed with an abundance of wall and under-counter units which provide ample storage. There is no shortage of worktop space either, with a large stretch of Corian worktops affording plenty of preparation space for your culinary activities.

The kitchen enjoys a double aspect, which not only makes it bright and welcoming, but also provides lovely garden views. The room is well-equipped, with a built-in microwave and Neff double oven. You will also find the convenience of an integrated dishwasher and an under-counter fridge. The dimensions of this room allow for the inclusion of a dining table, freeing up the formal dining room for other uses.

A utility room provides useful space for white goods and surplus kitchen supplies and is accessible via the kitchen. Notably, the utility room also offers internal access to the adjoining garage, a practical feature that proves invaluable when the weather takes a turn. A cloakroom is also located on the ground floor.

To the first floor are three double bedrooms. The principal bedroom is double aspect and boasts an ensuite shower room with corner shower and heated towel rail. The owner explains how the alcove in this bedroom would lend itself well to a walk-in wardrobe.

The two further bedrooms are both double aspect and generously sized. The second bedroom has been fitted with a useful built-in wardrobe while the third bedroom benefits from fitted cupboards.

A fully tiled family bathroom is also located on the first floor. This room has been fitted with a large heated towel rail, twin sinks, an over-bath shower and plenty of built-in storage for toiletries, towels and accessories.

The property is situated well back from the country road, deep within its extensive plot. The front garden is large and fenced to the perimeter with an electric front gate providing access to the property. The front garden is laid predominantly to lawn, with an assortment of well-established trees and shrubs creating a scenic border along the driveway. The driveway extends beyond the house to the stable block at the bottom of the garden - a useful feature should access be required for a horse box.

Most of the garden to the rear of the property is laid to lawn, with a selection of shrubs and plants populating a border that extends the length of the garden and down to the stable block. In addition to driveway access, a footpath leads from the house to the stables. The garden is private and surrounded by countryside, offering a tranquil setting for any outdoor pursuits.

For those seeking a peaceful spot to soak up the beauty of the garden during the warmer months, a summer house is at your disposal. This charming space offers a sheltered nook to unwind and appreciate the outdoors. Additionally, the property features a double garage equipped with electric doors, ensuring both secure parking and ample storage.

For those contemplating a move with horses, this home is an equestrian dream come true. With approximately 3 acres (stms) of land, it encompasses a well-tended formal garden, a securely fenced grazing paddock, three well-maintained stables and two practical storage areas. The thoughtful addition of access to mains water in the stable block ensures convenience for your equine companions. There are also several nearby bridleways.





# STEP OUTSIDE

For those without equestrian aspirations, the large plot provides plenty of room for a variety of other activities. The stable block would present an opportunity for conversion (stpp).

The peaceful village of Bedfield lies only 5.2 miles from the historic market town of Framlingham where you can access all the key amenities. The village has a children's infant/junior school within walking distance. Also just a short walk away is a large playing field with a village hall that is the local hub for various activities including cake, tea and coffee mornings most weekdays and the pop-up Post Office every Tuesday morning. There is also a well equipped children's play area, tennis court (which is also used by the local club) and a full sized, well maintained, football pitch. The 900-year-old medieval church is still used for regular services. The Swan Pub in Worlingworth (1.7 miles) includes a 24 hour shop.

Framlingham enjoys a rich history and is home to the magnificent Framlingham Castle, a breathtaking medieval fortress that stands proudly at its centre. The town's vibrant community, lively market and delightful array of independent shops, cosy pubs and delectable eateries make this a wonderful place to visit.

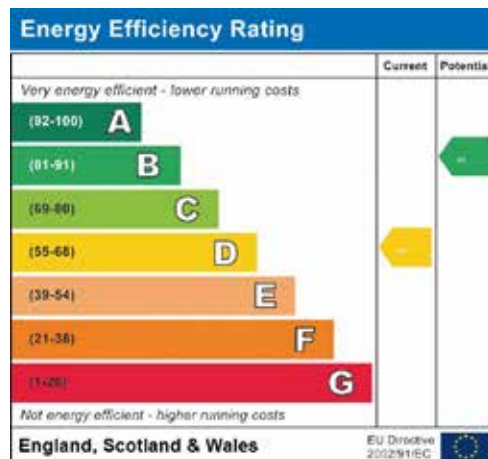
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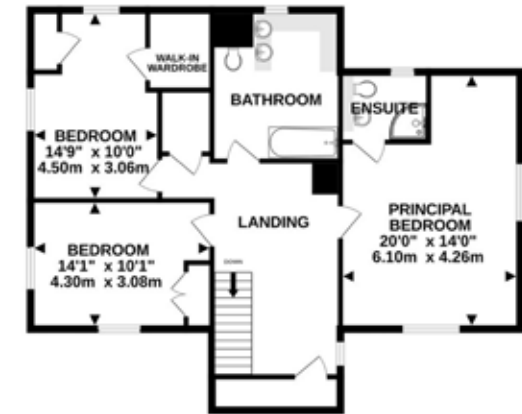
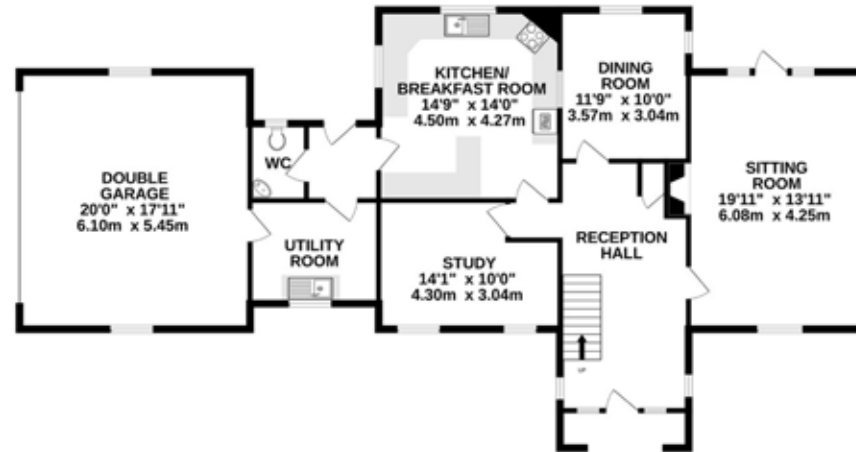
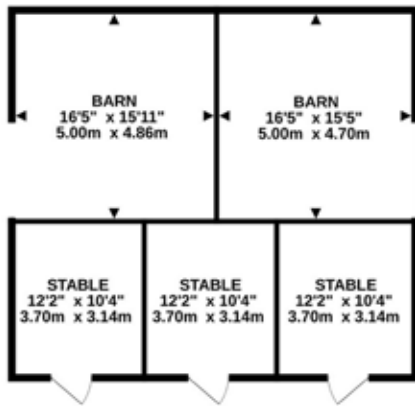
Tenure: Freehold

Local Authority: Mid Suffolk District Council - Band F  
Services: Mains Electricity, Water & Drainage. OFCH.

Directions: Take A1066 east out of Diss and turn right on to the B1077. Follow this through to Eye where it becomes the Cranley Green Rd through to Redlingfield. continue south on Church Road and take a left at the crossroads on to Woodlane Road and follow down to the Southolt road and take a left. Take the next right on to Mill Road and follow into Bedfield. The house is on your left.

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 /// joints.tempting.fears





FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 2378 sq.ft. (220.9 sq.m.) approx.  
TOTAL FLOOR AREA : 3272 sq.ft. (304.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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