



WINGFIELD FARM HOUSE

BARRIC LANE, OCCOLD, IP23 7PX



A substantial former farmhouse with versatility and enormous potential.

Wingfield Farm House is an impressive period former farmhouse with later additions. The property is spacious and offers highly flexible accommodation that can be adapted to suit a variety of needs. Whilst the vendors have made some improvements to the property during their ownership it is now considered to offer huge potential and offers enormous scope for further improvement. Of particular note is the open plan kitchen/dining/living room which forms the heart of the house. The current vendors use the front reception space as a dining room but this would make an excellent sitting room. There is a large reception hall that can be used for a variety of purposes and a conservatory off the sitting room. To the rear of the ground floor is a spacious room that was formerly a garage but it is considered this now requires some structural repairs.

leisure room that until recently has been used as a library. There is an attached garage.

A sweeping driveway approaches the property from the road leading to a parking area for several cars. The garden is laid principally to lawn and bordered by mature trees and shrubs. There is a pond and the gardens about farmland to two sides. The gardens offer a wonderful blank canvas to landscape.

LOCATION

This popular village has a primary school, public house, village hall and church. Eye is just 3 miles away and offers a range of day to day amenities. The historic market town of Diss is a further 8 miles to the north with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

On the first floor are 5 spacious bedrooms and the principal bedroom has the benefit of an ensuite shower room. Externally the vendors replaced a substantial outbuilding and former a games/











 Land App

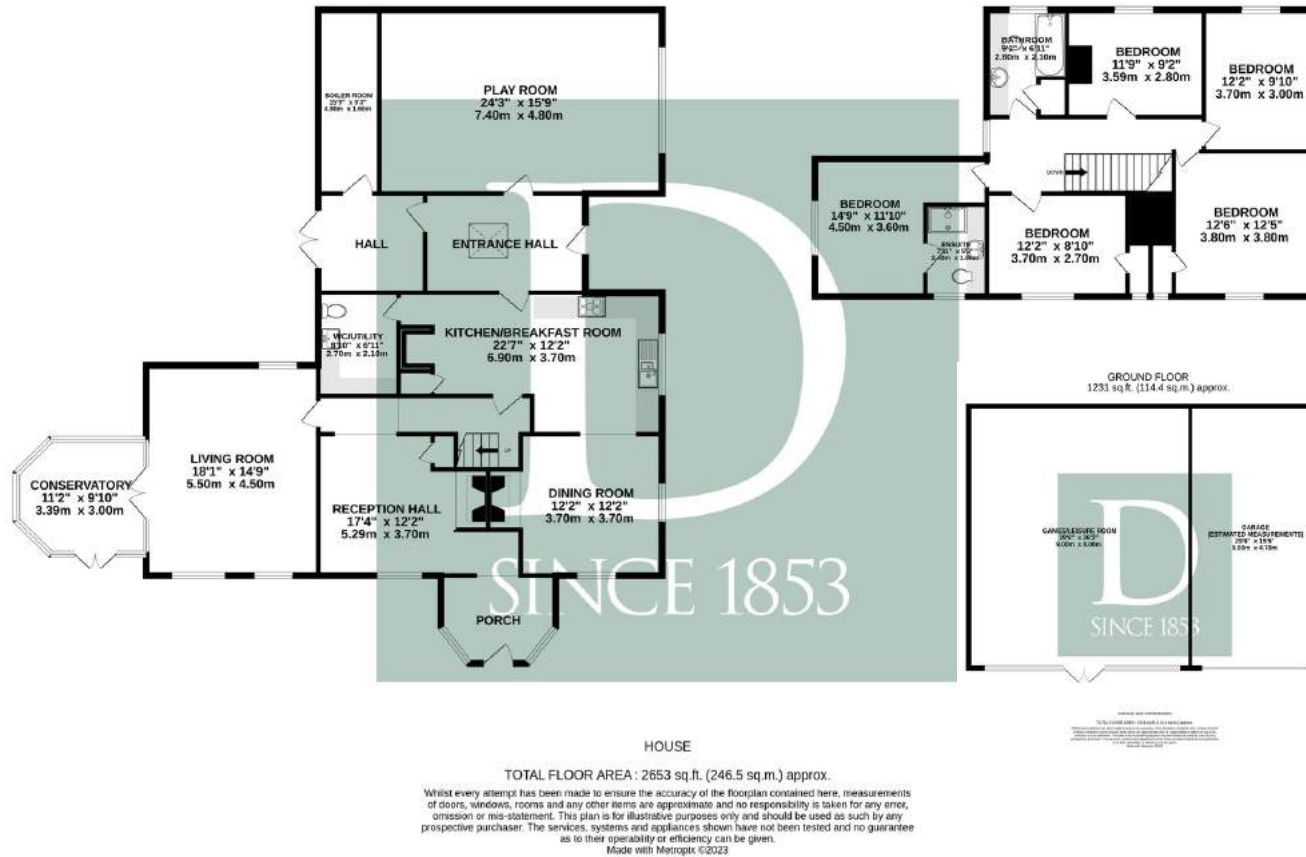


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FLOOR PLANS



SERVICES

Oil fired central heating. Mains electrics and water are connected with drainage via septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band E

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

AGENT'S NOTES

- 1) Please note there is a footpath that runs across part of the garden connecting the road and the neighbouring field.
- 2) There are some visible cracks in the single storey former garage and any buyer should satisfy themselves as to the remedial works required.
- 3) Please note the northern boundary of the property abuts Labcorp Research Centre.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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