



Clubbs House
Denham Road | Hoxne | Suffolk | IP21 5DB

STUNNING HOME & ANNEXE



Two amazing properties in one!

There is no short straw here if you are looking to purchase a property with a family member. This wonderful weatherboard farmhouse boasts four bedrooms, spacious dining room, charming sitting room and large kitchen. Furthermore, the property comes with a detached two bedroom annexe, already successfully rented out as an award winning holiday cottage, but equally suited to a multi-generational living arrangement. Both properties enjoy an abundance of delightful character features and are situated on the outskirts of the sought-after village of Hoxne, just a short drive from the pretty market town of Eye and the mainline rail connections of Diss.



KEY FEATURES

- A Stunning Detached Weatherboard Property with an Annexe, situated on the Edge of the Popular Village of Hoxne
- Fantastic Opportunity for a Holiday Let Business or Multi-Generational Living
- Four Bedrooms; Bathroom and Ground Floor WC
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms
- Fantastic Two Bedroom Annexe with Private Garden
- The Garden and Grounds extend to around 0.3 of an acre (stms)
- Double Garage and Generous Off-Street Parking
- The Main House extends to 1,721sq.ft
- Energy Rating: D

The charming exterior of this timber-framed Suffolk farmhouse captures attention with its blend of French Grey exterior weatherboard, red pantile roof and cream render additions, reminiscent of the clapboard houses of East Coast America. The current owner emphasises the advantages of the timber cladding fitted in 2014, citing benefits beyond its pretty aesthetic appeal. He enlightens how it helps maintain a comfortable temperature inside the house all year round, keeping it pleasantly cool during the summer and warm and cosy during the winter, all while boosting the property's energy efficiency. Although the exact age of the property remains somewhat of a mystery, one thing is clear: it boasts a wealth of character charm.

Step Inside

To the ground floor is a generously proportioned double-aspect sitting room which showcases a striking exposed brick feature wall, recessed shelving and a cosy woodburning stove. Exposed timbers extend the height of the walls, adding visual interest. A spacious dining room, equally bright with its own double aspect windows, offers a fantastic setting for family meals and entertaining. Moving on to the adjoining kitchen, you will discover a bright and cheerful space with generous proportions. Pine wall and under-counter cabinets line two lengths of the room, providing plenty of storage for essentials. While functional, some cosmetic updates could enhance its appeal. A convenient utility room neighbours the kitchen, offering further storage as well as access to the car parking area. A ground floor cloakroom completes the rooms on this level.

Exploring Upstairs

There are four comfortable bedrooms to be discovered on the first floor - all accessible from a long landing area that is brightly-lit by windows. The largest bedroom is fitted with useful built-in wardrobes, while the second largest room has a handy void area that is perfect for storage. The current owners use the smallest bedroom as a home study but there is plenty of versatility with these rooms. The family bathroom is sizeable and benefits from a full-length bath and separate corner shower.





KEY FEATURES

Incredible Annexe

Since purchasing the property in 1996, the owner has invested significant time and effort in enhancing the property. Particularly noteworthy is the transformation of the annexe building situated perpendicular to the main house. Originally a functional farm building, it has been artfully converted into a stunning annexe, now in high demand with holidaymakers. "We took the whole structure back to the timber skeleton," he explains. "We removed and re-laid the floors, underpinned the property, added full insulation, replaced the roof and added damp proofing - and that was before any cosmetic updates." It was a long but incredibly worthwhile process, which he has documented with photos he is happy to share with the new owner. Beyond its success as a holiday rental, the annexe also offers a versatile solution for multigenerational living. The annexe is beautifully decorated. Upon entry, a welcoming lobby area greets you, adorned with original tiles and exposed beams that add to the rustic charm. To the left is a stylishly decorated bathroom, which features an L-shaped bath with over-bath rainfall shower. The character is continued as you move through into the living room, with exposed beams to the ceiling and walls, latch doors and cottage-style windows. Meanwhile, the cosy snug provides the perfect spot to unwind with your favourite book. The highlight of the space is undoubtedly the fantastic kitchen diner, brimming with character at every turn. Original stone flooring, meticulously removed, damp-proofed and re-laid, sets the foundation for the room's rustic appeal. A woodburning stove and functioning bread oven are stand-out features, while exposed brick accents create a laid-back tone to the space. The cream-coloured corner kitchen is both stylish and practical, with two ceramic sinks. A staircase leads from the kitchen diner to the two double bedrooms on the first floor.

Step Outside...

To the front of the farmhouse, the owners have leveraged the privacy of the plot to create a quiet patio area, perfect for enjoying sunny days without interruption. Immediately behind the main house is a courtyard garden with pretty pergola. The outside space has been divided to include a private garden area for annexe guests. The annexe garden features a lawned area, flower beds, established borders and a patio area. A Pétanque court has also been created for the amusement of holiday guests. The property boasts parking for at least six vehicles, supplemented by a garage built in 2014, providing further parking or the potential for a workshop. The owner has taken steps towards converting the garage into a single-storey holiday let or annexe, having fully insulated the building and installed water and power. Additionally, plumbing for sewerage has been laid, laying the groundwork for this future endeavour (pending necessary planning permissions).

























INFORMATION



On The Doorstep

The property sits at the edge of the ancient village of Hoxne. The village is well-served, with a shop and post office, primary school, pub and active village hall. The village has a fascinating history that is forever linked to the legend of St Edmund, King and Martyr, who is said to have been killed here in AD 855. The area surrounding the village is rich in archaeological significance and is the site of the discovery of the Hoxne Hoard - the richest treasure find in Roman Britain.

How Far Is It To?

An array of local shops and facilities can be found in the nearby town of Eye (approximately 3.9 miles), including two supermarkets, a butcher, several hairdressers, a hardware shop, a bakery, a GP surgery, a gym and a chemist. There are also several schools, including Hartismere School, which has received consecutive 'Outstanding' ratings from Ofsted. The thriving market town of Diss (5.6 miles) provides further amenities and direct rail services into London (90 minutes) and Norwich (20 minutes).

Directions

From Diss head east on the A143 and then head south on the Low road to join the B1118. Follow through Hoxne village and turn left up Abbey Hill. Follow the road up to Cross Street and then turn left on to the Denham Road. The property is on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...

[herbs.depths.planet](https://www.threewords.com/)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

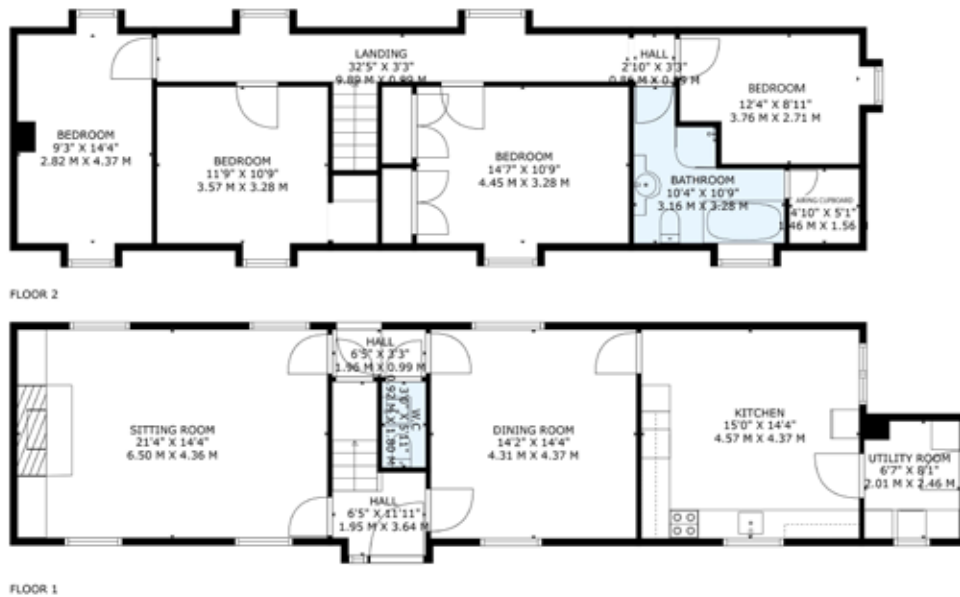
Broadband Available - vendors use BT

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Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

Mid Suffolk District Council - Tax Band E

Freehold

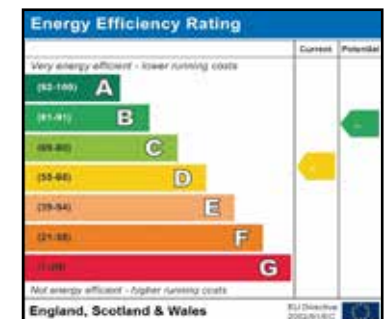


TOTAL: 1721 sq. ft, 160 m2
 FLOOR 1: 891 sq. ft, 83 m2, FLOOR 2: 830 sq. ft, 77 m2
 EXCLUDED AREAS: BAY WINDOW: 40 sq. ft, 1 m2
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dapp.



TOTAL: 855 sq. ft, 80 m2
 FLOOR 1: 664 sq. ft, 62 m2, FLOOR 2: 191 sq. ft, 18 m2
 EXCLUDED AREAS: GARAGE: 454 sq. ft, 42 m2, STORAGE: 131 sq. ft, 12 m2, LOW CEILING: 149 sq. ft, 13 m2
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dapp.

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.





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