



EH

EXQUISITE
HOME

AN EXCITING OPPORTUNITY

Situated on the outskirts of the village, this charming, sixteenth-century Grade II listed timber-framed farmhouse and barn are nestled in enchanting grounds extending to approximately 7.84 acres. The property features a cloakroom, two reception rooms, two bathrooms, four bedrooms and attic rooms. Additionally, there is a large barn; a well preserved late-16th century timber-framed structure of exceptional quality and historic interest with planning permission in place to convert to a four bedroom property with a large garage/workshop (Ref: DC/24/01456).

This captivating historic property offers huge potential and is available as a whole including the barn or as two separate lots.





The beautiful village of Stradbroke sits between the historic market town of Framlingham and bustling Diss, around seven miles from Eye, in a delightful expanse of open countryside. Dominated by the Grade II* listed parish church of All Saints, for a relatively small village it is certainly punching above its weight. It has both a primary and a high school, a library, swimming pool, gym, doctor's practice, three tennis courts, two bowling greens, playing fields and play areas, two pubs and several shops. Standing on the outskirts of the village is this absolutely delightful sixteenth century Grade II listed former farmhouse and barn in the most delightful grounds. Adding very greatly to its charm is the moat and the meadowland behind it.

Standing well back from the road, a drive bordered by trees leads up to the house which is painted in traditional Suffolk Pink with exposed beams. The front door leads into the dual aspect sitting room with its stone flagged floor, brick inglenook fireplace with wood burner and exposed beams. The staircase rises to the first floor from here and there is a useful built in cupboard with shelving. A small study leads off this room. Next door is the charming triple aspect drawing room with its wooden floorboards, brick fireplace with notched oak bressumer beam, wood burner and exposed beams. Like the sitting room, it is full of original features and charm and is the perfect place to sit on chilly winter nights with the fire lit. It is also a wonderful space for entertaining guests. Leading off the inner hallway is the kitchen/dining room with brick floor, exposed beams and plenty of potential for modernisation. The ground floor accommodation is completed by the cloakroom.

Period Features...

The wooden staircase rises up to the spacious first floor landing from which radiate the triple aspect principal bedroom with its en suite bathroom, three further bedrooms and the family bathroom with its bath and shower over. The first floor has many original period features including exposed beams, wooden floorboards and exposed brickwork. A staircase gives access to the second floor with two very large rooms with eaves storage. If desired, and with the correct permissions in place, it may be possible to install a bathroom, transforming this into a guest suite or an ideal floor for teenagers.



Full of character and charm



"...the dual aspect sitting room with its stone flagged floor, brick inglenook fireplace with wood burner and exposed beams."



CGI showing developed barn



CGI showing developed barn



Land boundary

“The barn is of special historic interest as an unusual late-16th century multi-purpose farm building of exceptional quality. There is planning permission in place to convert to a large four bedroom property set within approximately 1.4 acres (Ref: DC/24/01456).”

Perfectly Placed...

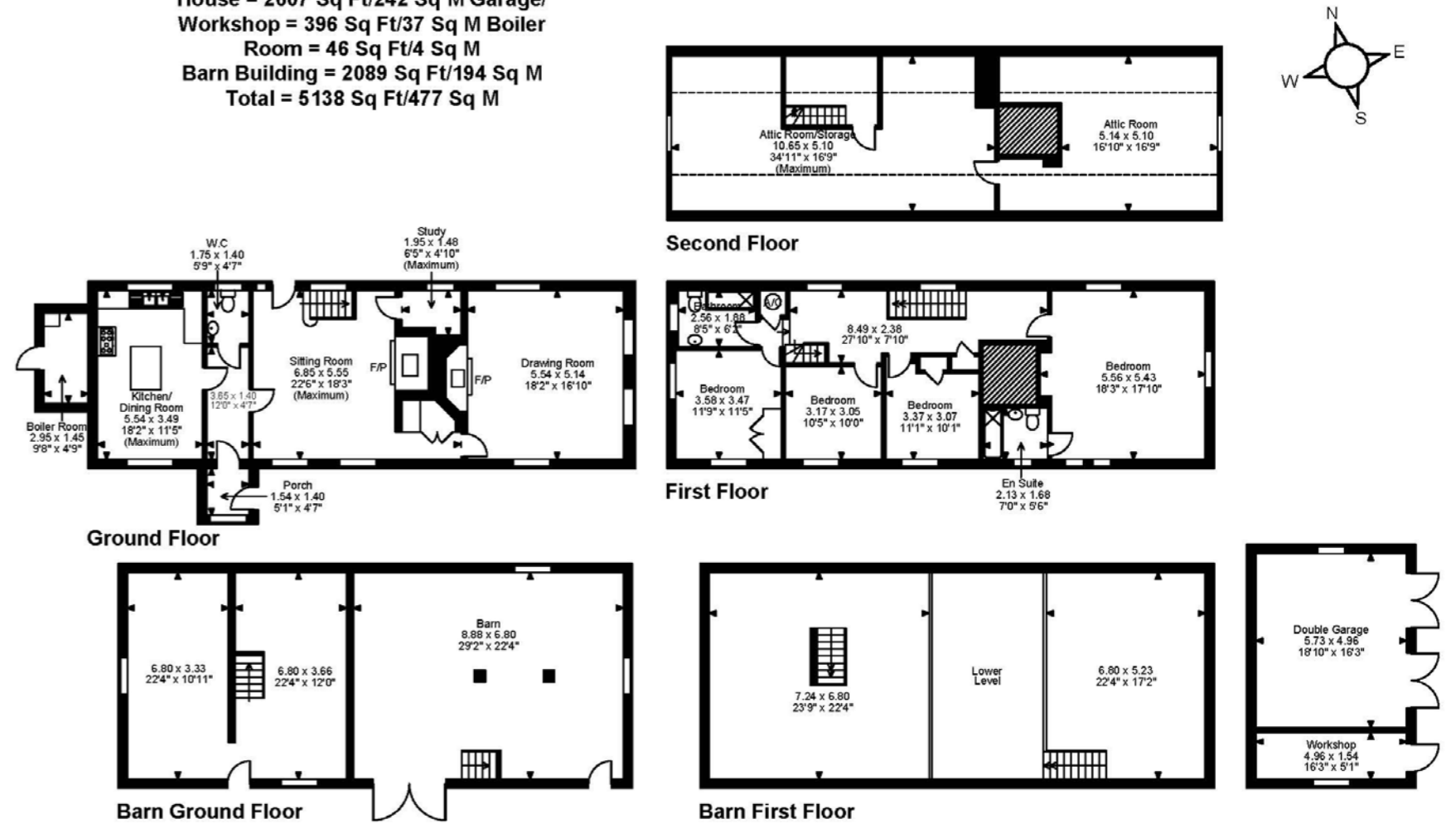
Mature gardens surround this gracious old house with well established trees, bushes, shrubs and perennials adding shade, fragrance and texture. There are three ponds, a moat and a double garage with power and light and integrated workshop.

Once part of Lord Henniker's Thornham Hall estate, this enchanting Grade II listed farmhouse in a perfect rural location with its own barn ready to be converted is a piece of Suffolk history which must be seen to be fully appreciated. Just a short drive from Laxfield with its monthly market and annual literary festival, it is well connected and close to amenities but retains the sense of peace and tranquillity with which has been imbued since it was first built in the sixteenth century.

Mid Suffolk is a beautiful part of the county with lovely unspoilt countryside, rolling fields, woodland, copses and pretty villages. Its three main towns are Stowmarket, Bury St Edmunds and Needham Market. Transport links are good here, with the A12 and the A140 running north to south and trains connecting London with Diss. Up towards the border with Norfolk, there is a patchwork of pretty villages and the thriving market town of Eye with its magnificent Victorian town hall. Thatched cottages in traditional Suffolk Pink, bosky lanes and streams winding along under bridges are a feature of this part of the county and as it heads towards the Norfolk border to the north, it becomes wilder and more open, still ideal for commuters, but a well kept secret for those who love peaceful rural living.



Approximate Gross Internal Area Main House = 2607 Sq Ft/242 Sq M Garage/ Workshop = 396 Sq Ft/37 Sq M Boiler Room = 46 Sq Ft/4 Sq M Barn Building = 2089 Sq Ft/194 Sq M Total = 5138 Sq Ft/477 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8605533/DST



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

EH

EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk