



Highfields Farmhouse
Mill Lane | Thorpe Abbots | Norfolk | IP21 4JA

CHARMING HISTORIC FARMHOUSE



This huge rambling farmhouse, with five bedrooms and a garden you could get lost in, is – it's hard to believe – within easy commuting distance of London. Just imagine leaving the cacophony of the city and coming home to unwind in this immense patch of peace and quiet right in the heart of the Waveney Valley.



KEY FEATURES

- Beautiful Grade II listed, five double bedroom detached farmhouse
- Exceptional character features throughout
- A substantial, three story property
- Wonderful garden including lawn, large pond, workshop and a walled vegetable garden
- Approximately 1.5 acres of land
- Potential building plot subject to the usual consents
- Double garage with electric doors
- Quiet village location
- A short drive from the amenities of Diss and Harleston & train links from Diss
- No Chain

Up a long lane from the A143, and behind a listed red brick wall, is this ancient farmhouse. Dating from the late 1500s, and once no doubt thatched, it's now a substantial and handsome home, brick facades under a tiled roof with three great chimney stacks. Beautiful gardens surround three sides of the house and represent endless delights for the keen horticulturalist. The current owner has planted and tended his plot for four decades so you can be sure you're inheriting something very special indeed.

Step Inside

If you love historic homes and find state-of-the-art renovations sometimes lacking in personality, somehow too "finished", then you're in for quite a treat. While, clearly, much has been done over four hundred years this house still retains so much character from the past and is full of pleasant surprises. There's the original bread oven still in the utility and oak panelling on the main staircase. The dairy has its original cold shelf and brick floor. The exposed floor joists in the main sitting room still displaying the roman numeral labels used during construction so long ago. The beauty of this house is that so much of it has been left untouched for future residents to enjoy.





KEY FEATURES

Serious Space

There's a lot of it here – over four and a half thousand square feet. Whether you're a large family, or several of you work from home, or you love hosting country weekends, this house will accommodate it all. An open layout between the sitting room and the dining room is afforded by open stud-work between the two, while overhead the partial removal of the sitting room ceiling has created something of a gallery in the large landing above. The result is one large sociable space with gentle, informal divisions. At either end of this huge space, modern efficient wood-burning stoves occupy original inglenook fireplaces with bressummer beams above. The exposed floor joists permit heat to rise and the owner finds these two fireplaces put out a surprising amount of heat. If a less expansive place to sit is desired, on the other side of the entrance hall is a separate sitting room, itself a good size and with another wood-burning stove. Note the pretty brickwork of the inglenook fireplace surround. At the other end of the building, the kitchen, dairy and breakfast room form another suite of joined spaces. The kitchen, sensibly, embraces modernity and was made by Howden's. A large island, one you can sit up at, provides plenty of additional workspace and is topped with smart black marble as are the worktops running along two sides of the room. A double eye-level oven and induction hob will satisfy the modern chef while overhead stout oak beams retain historic flavour – an ideal blend of ancient and modern. The dairy next door still has its brick floor and traditional cold shelf. Modern units either side, meanwhile, provide very useful kitchen overflow storage. At the far end of the inner hallway is a stunning glass conservatory of iroko construction with double glazed sealed units and a pamment floor – a delightful spot from where to enjoy the garden in less clement weather. Also downstairs is a fully kitted-out home office with desks and storage by Howden's and space for two people to work.





KEY FEATURES

Exploring Upstairs

Two staircases is always an advantage and adds flexibility in how you use the space. The main staircase with the Jacobean panelling brings you to a small landing. Turn right and a large bedroom with fireplace has its own en-suite bathroom, a luxurious affair with a bathtub sunk into a carpeted dais. Turn left and you enter what is now the voluminous galleried landing which overlooks the sitting room below through the partially removed floor. Although you could revert this room to the bedroom it must once have been, why would you? It's a glorious spot, the more so because of the statement psychedelic ceiling paper above. The paper's provenance is unknown, putting it in the sixties or seventies, before the current owner's time. A historic feature in its own right, and with flowers you could almost imagine as tudor roses, it's a fabulous example of how houses evolve over the centuries and absorb the interior design ideas of the day. Another bedroom with extant fireplace is next before you reach the family bathroom, another extravagant room with the bathtub taking centre stage. Of its time, this rockstar look speaks opulence and luxury and has an appeal all its own. At the far end of the house is the master suite with small en-suite shower room and a spiral staircase rising to the end attic room. This might be a nursery but has recently been deployed as a dressing room. The rest of the roofspace on the second floor can be accessed by both the main and the servants' staircases. Up here is a bedroom and a huge long games room. You could, of course, divide the space up to make another bedroom and both would have their own access from separate staircases.





















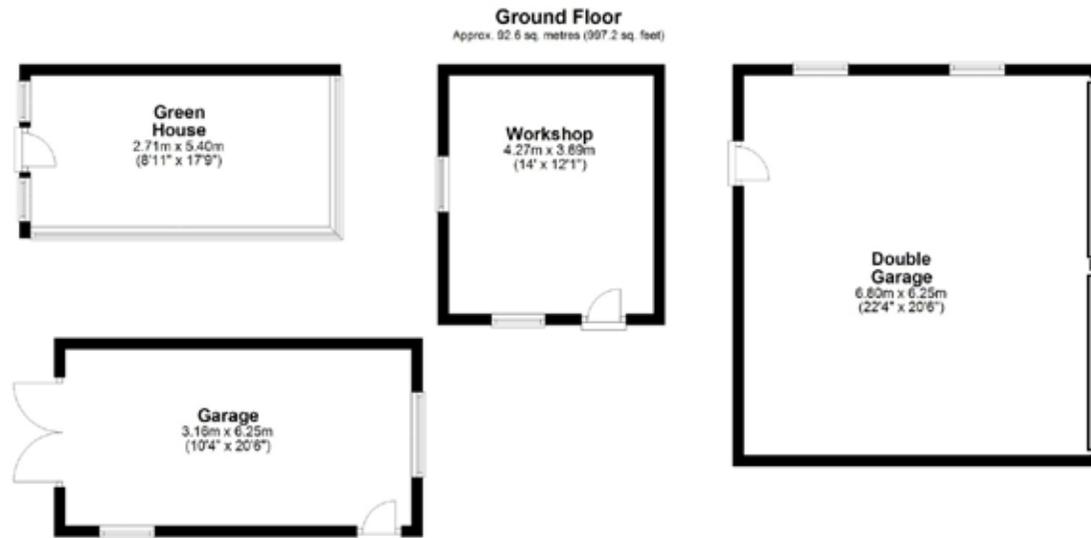








INFORMATION



Total area: approx. 92.6 sq. metres (997.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Step Outside

A visit is essential to appreciate this beautiful plot. Everything you'd expect to find in a proper country garden is here – wide lawns, deep herbaceous borders, a well set-up kitchen garden, a cutting garden, two greenhouses, a large natural pond, separate garden "rooms". There are also two garages, a double and a single, and a workshop which is insulated and with new windows – another work-from-home space. Unbelievably, the entire plot is rabbit-proof and therefore likely dog-proof.

On The Doorstep

A tranquil and rural settlement, Thorpe Abbott nevertheless has a village hall which operates regular community events. The village's other advantage is its proximity to Diss and trains that will get you direct to Liverpool Street in as little as 90 minutes – daily commutes to London are not unusual here. On the doorstep is the beautiful Waveney Valley with many country walks.

How Far Is It To

The A143 runs close by and will get you to Diss in one direction, Harleston in the other, in a matter of minutes. Farther west, and you can be in historic Bury St Edmund's in less than 45 minutes. The A140, just six minutes away, puts both Norwich and Ipswich within three quarters of an hour by car.

Directions

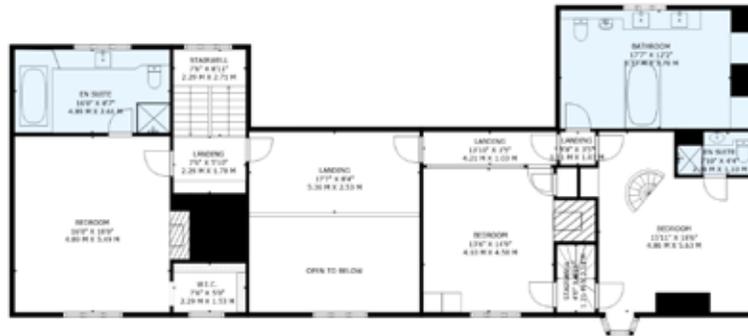
From Diss head east on the A143 past Thorpe Abbotts church and take the next left up the street. The properties drive is on your right for parking.

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... wardrobe.unloading.reshape

Services, District Council and Tenure

Oil Central Heating, Mains Water & Electricity, Private Drainage via Klargester
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band G
Freehold



TOTAL: 4850 sq. ft, 451 m2
 FLOOR 1: 2399 sq. ft, 223 m2, FLOOR 2: 1593 sq. ft, 148 m2, FLOOR 3: 858 sq. ft, 80 m2
 EXCLUDED AREAS: PORCH: 35 sq. ft, 3 m2, STAIRWELL: 260 sq. ft, 24 m2, OPEN TO BELOW: 173 sq. ft, 16 m2,
 BAY WINDOW: 6 sq. ft, 1 m2, LOW CEILING: 131 sq. ft, 13 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



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