



*White House Farm, Rumburgh,*  
Halesworth, Suffolk, IP19 0NG





WHITE HOUSE  
FARM

White House Farm is a stunning property dating back to the 17th Century which has been re-furbished and re-fitted with great attention to detail. Set in tranquil beautiful grounds and gardens of approximately 3 1/2 acres, occupying an enviable rural position. There is also a very large detached modern barn which could provide a variety of uses.

Accommodation comprises:

- *The Farmhouse*

- Entrance Lobby and Inner Hall

- Sitting Room

- Dining Room

- Kitchen/Breakfast Room

- Utility, Boot Room & Ground Floor Shower Room

- Ground Floor Bedroom/Study

- First Floor - Three generous Double Bedrooms

- En-suite Shower Room & Bathroom

- Second Floor-

- Two Further Generous Double Bedrooms

- Bathroom

- *Barn*

- Over 6000 sq. ft. Modern Barn- Suitable for Many Uses- Workshop/Garaging/Storage Facility

- Plenty of Parking

- Plot of 3 1/2 Acres to Include Formal Gardens, Pond and 2 acre Post & Rail Paddock, Stable Block

- Oil Fired Central Heating

- Double glazed windows and doors



### The Property

White House Farm is an extremely well presented Grade II Listed detached farmhouse set back from the road by a long gravelled driveway with a wealth of character, further upgraded to provide a truly beautiful and stunning property with well kept gardens and land. The property also includes a large modern barn which offers an opportunity to utilise for work or hobbies. There are two generous reception rooms to the front overlooking the grounds, both have inglenook fireplaces with wood burning stoves and exposed wall and ceiling timbers, which are in great evidence throughout. There is also a study which could also make a downstairs bedroom or play room, if needed. A hallway gives access to a utility room and then onto a wonderful stylish kitchen which the owner has recently upgraded to include a central island to complement the existing well fitted kitchen units with a quartz worktop, the sink has a 'Qettle' tap which provides chilled and boiling water, an 'Esprit' range cooker along with a separate built-in oven, induction hob, dishwasher and fridge freezer. Leading out from the kitchen is a rear entrance lobby which provides a useful boot room and there is also a shower room. The first floor consists of three double bedrooms, all of which have generous proportions. There is a bathroom and en-suite shower room with high end stylish fittings. The second floor also provides two generous double bedrooms with a bathroom in between with a free standing bath and separate shower, this room can be accessed by both bedrooms. The property has the benefit of oil fired central heating with a newly installed pressurised system and radiators throughout with quality flooring's and sanitary fittings.



## Gardens and Grounds

The property is approached over a long gravelled driveway which is shared and owned by the neighbouring barn conversion which is located close-by. White House Farm owns the two acre paddock to one side and sweeps past the front of the house. The extremely well tended garden can be found on three sides with lawns to the front and side with a large pond with well established flower and shrub borders and immediately behind the house is an attractive enclosed sandstone paved area, ideal for al fresco dining. A deep lawned area to the rear provides a vegetable garden. A large shingled fully fenced dog proofed area, accessed via a five bar gate and a single side gate leads to a stable block containing three loose boxes and a tack room. The large barn has water and electricity connected and offers plenty of potential for business or pleasure with appropriately 6000 sq. ft. to utilise, there is a mezzanine floor which could also provide office space.

## Location

Rumburgh is a small rural village just ten minutes drive from the market town of Halesworth, the village also has the benefit of a very popular public house 'The Buck Inn'. The nearby town of Halesworth provides many independent shops, Primary schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.



**Fixtures and Fittings**

All fixtures and fittings are included in the sale.

**Services**

Pressurised oil fired central heating system . Mains electric and water. Private drainage.

**Local Authority:**

East Suffolk Council

Tax Band: E

Postcode: IP19 0NG

**Agents Note**

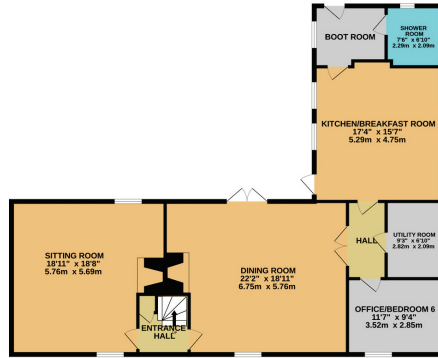
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Tenure**

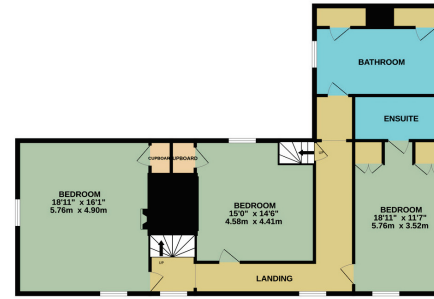
Vacant possession of the freehold will be given upon completion.

**Offers in Excess £1,000,000**

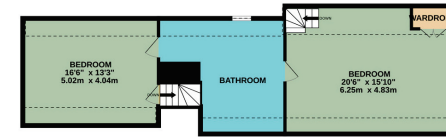
**GROUND FLOOR**  
1338 sq.ft. (124.3 sq.m.) approx.



**1ST FLOOR**  
1209 sq.ft. (112.3 sq.m.) approx.



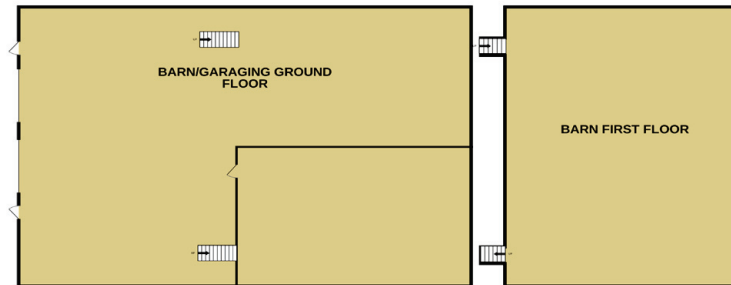
**2ND FLOOR**  
733 sq.ft. (68.1 sq.m.) approx.



**TOTAL FLOOR AREA : 3280 sq.ft. (304.7 sq.m.) approx.**

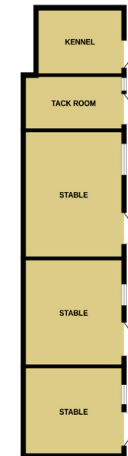
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

**6165 sq.ft. (572.7 sq.m.) approx.**



**TOTAL FLOOR AREA: 6165 sq.ft. (572.7 sq.m.) approx.**  
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**3RD FLOOR**  
1610 sq.ft. (149.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1610 sq.ft. (149.1 sq.m.) approx.**  
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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