



Walnut Tree Farm  
Redgrave | Diss | Suffolk | IP22 1SG

# A PLACE FOR EVERYONE



This fabulous equestrian property has space for all the family with four bedrooms, three stunning reception rooms in the main farmhouse plus a large annexe, ideal for guests whether extended family, yard staff, or adult children. The 7.8 acres (stms) of well drained land include paddocks, manege and stable block and charming formal gardens with plenty of space for children, dogs and gardeners..so there really is room for everyone!



# KEY FEATURES

- Fabulous Equestrian Property
- Excellent Well Drained Land - Around 7.8 Acres (stms)
- Post And Rail Enclosed Paddocks and Stable Block
- One Bedroom Detached Annex
- Three Super Reception Rooms
- Stunning Aga Kitchen Breakfast Room
- Four Very Comfortable Bedrooms
- Family Bathroom and En Suite
- Useful Boot Room And Cloakroom
- Charming Formal Gardens

This fine period property dates from the 17th Century with original beams and additional beams dated 1799 and is a wonderful blend of old and new. This home offers peaceful country living, with no immediate neighbours yet close to Diss town for amenities and transport links. Exposed beams and inglenook fireplaces take history with you, and the house has such a welcoming atmosphere offering space for the family to come together or to offer separate space for various uses such as home office or teens lounge. The gardens provide ample area for children and dogs as well as the stables and paddocks for equestrian enthusiasts.

## Step Inside

A practical lobby leads to an internal hall with a large cupboard for coats shoes, and door to the right leading to the cosy sitting room, and door to the left taking you to the characterful dining room. The dining room leads to a sectioned family room, with Rayburn, and on to the triple aspect, open plan stunning kitchen breakfast room with patio doors to the sunny sunken terrace and gardens. A utility/boot room and cloakroom complete the ground floor.

## Drama and Atmosphere

This unlisted farmhouse is full of character and mood. The dramatic dining room in particular with huge inglenook fireplace and log burner is truly a place for feasting. The quirky curved wall welcomes a sofa ideal for cosying up with a book in winter and adds to the tone. The hub of the home is the triple aspect, open plan kitchen breakfast room, a true farmhouse kitchen with Aga, great for chilly winter days. Fitted with butler sink and tiled floor along with everything you would expect for modern living, even a sofa, the kitchen is where the family spend a lot of their time. The reception rooms extend further to a sectioned, welcoming family room with Rayburn, known by the current owners as "The Rayburn Room" and offers plenty of space for family and friends to spill out into. The Rayburn not only provides heat but can be used as a second oven, and at Christmas is a great place for warming mulled wine on the hot plates. The peaceful sitting room at the far end of the house provides a welcome escape from the hustle and bustle, a great place to retire to, undisturbed, with a good book!





# KEY FEATURES

---

## Exploring Upstairs

Stairs lead you to a bright landing and the dual aspect principal bedroom, with tasteful mosaic tiled ensuite, huge built-in wardrobes and windows with stunning view over the gardens. The hallway leads to three further characterful bedrooms served by a spacious family bathroom. The two larger bedrooms have built in wardrobes.

## A Home Away From Home

The single storey annexe barn was completely rebuilt around 14 years ago and offers flexibility for multi-generational living, holiday let potential, home office, gym or games room – the choice is yours. With wonderfully spacious boot room the annexe offers a fully fitted east facing kitchen, perfect for a morning cuppa and a lovely sunny spot in the afternoon, plus open plan family room with vaulted ceiling, showcasing beams and roof windows offering so much light... It boasts utility room, shower room and double bedroom too. The utility room could be converted to a second bedroom if required and with its own internet and Klargester waste treatment system this is so much more than just an annexe.

## Step Outside

Approaching the house from the quiet road, perfect for cycling or dog walking, beautiful wooden gates open to reveal a large gravel driveway with parking for several cars. To the rear, kitchen patio doors reveal a sheltered, south facing, sandstone terrace with stunning pergola setting the scene for al fresco dining, summer barbecues and afternoon teas. Add to your senses the sounds of running water from the pond water feature and relaxation is yours to enjoy. Steps lead to a charming, raised patio, offering a grand view of the post and rail, well drained paddocks, and manège – also a place where evenings can be spent star gazing by the fire pit. The interesting formal gardens are in sections, with circular lawn, arches and lawns with mature trees. Three large stables, the fantastic manège, barn and tractor shed are found set away from the main house along with acres of paddocks and there is good local riding.

## On The Doorstep

Redgrave is a traditional pretty, Suffolk village with village green and church. The village also has a handy village shop and pub, both of which are run by the community.

























The Annexe











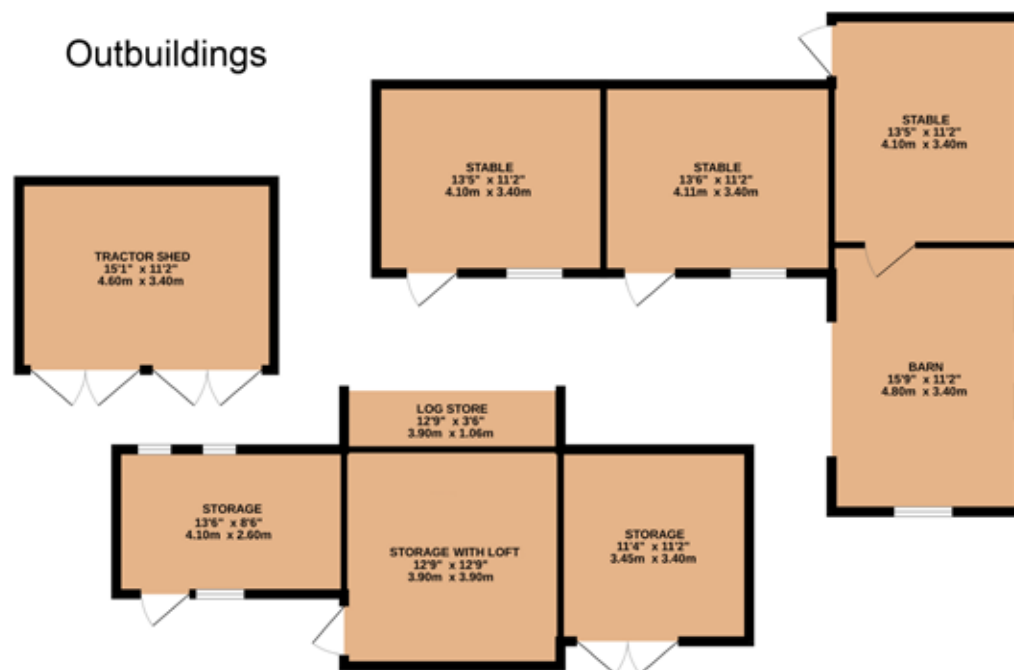








# INFORMATION



## How Far Is It To....

Primary schooling plus health centre are available in the close by village of Botesdale and supermarkets are in Rickenhall, a few minutes away. Diss is just 5 miles away and offers supermarket, cafes and pubs, doctors dentist plus connection by rail to London in 90 minutes The cathedral cities of Bury St Edmunds and Norwich are in easy reach, Norwich with an international airport. Nature lovers should note that the largest valley fen in England is only a short walk away.

## Directions

Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages of Roydon and Bressingham. On entering the village of South Lopham take a left hand turn signposted Redgrave and Botesdale. On entering the village of Redgrave take a left-hand turn into Fen Street. The property will be found on the right-hand side.

## 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... ///tricky.should.loosens

## Services, District Council and Tenure

Oil Fired Central Heating

Drainage: Septic tank to the main house and the annexe has its own septic tank.

Broadband Available – Current Provider is Sky Broadband - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) for other providers.

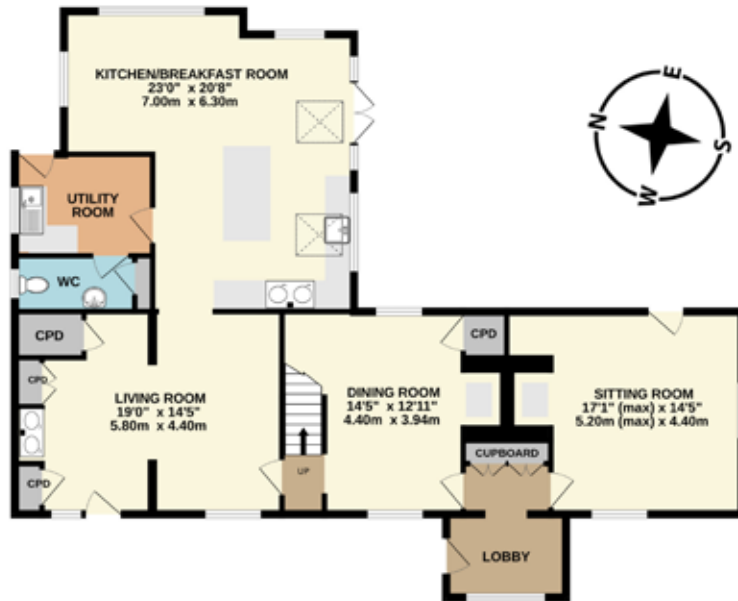
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check.

South Norfolk District Council - Tax Band F

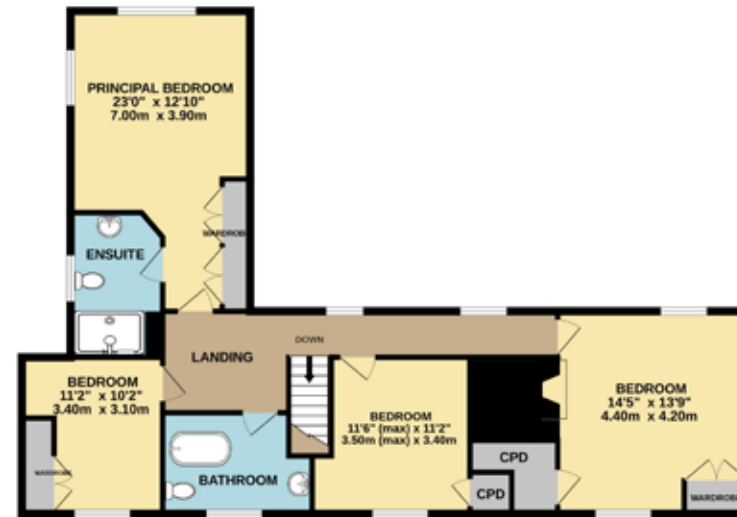
Tenure: Freehold



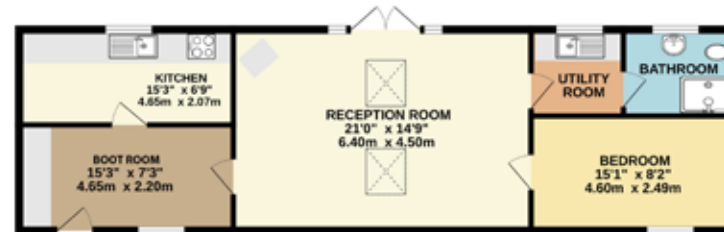
**GROUND FLOOR**  
1246 sq.ft. (115.7 sq.m.) approx.



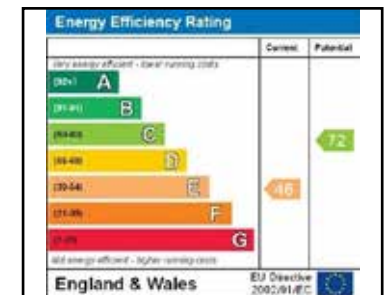
**1ST FLOOR**  
971 sq.ft. (90.2 sq.m.) approx.



**ANNEXE**  
734 sq.ft. (68.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2951 sq.ft. (274.1 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



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.



The above image is for illustration purposes only to give an indication of the boundaries of the property, buyers should

# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

