



Fairstead Farmhouse  
Eye Road | Hoxne | Suffolk | IP21 5BA

FINE & COUNTRY

# BEYOND THE BEAMS



Situated in the pretty, sought-after village of Hoxne, this three-bedroom, Grade II listed semi-detached farmhouse, dating back to the 1500s, is rich with period character, from its rugged, timeworn beams to its distinctive clay lump walls.

Though steeped in history, the house has been carefully restored and thoughtfully modernised, creating a warm and inviting home that is perfectly suited for today's living.



# KEY FEATURES

- A beautiful Grade II Listed semi-detached Farmhouse
- Three double bedrooms
- Large and social kitchen dining area
- A generous south-facing garden with wonderful scenic views
- Presented beautifully throughout
- Potential to extend into the loft
- Parking for multiple vehicles
- Sought after village location
- A short drive from the London train links and amenities of Diss
- No onward chain

Welcome to this beautifully preserved Grade II listed semi-detached farmhouse, nestled in the heart of historic Hoxne. Steeped in history, rich in character and quietly proud of its 16th-century roots, this remarkable property offers a rare glimpse into the past, showcasing centuries-old craftsmanship and enduring architectural charm. Built from timber and clay lump and featuring a striking jettied front, this is a home shaped by centuries.

## Step Inside

At the centre of this much-loved home is the kitchen/dining room - a light-filled, calming space designed with both function and warmth in mind. Soft grey kitchen cabinets pair naturally with wooden worktops, offering a classic appeal that sits comfortably in its surroundings. A Belfast sink rests beneath a sunlit window, while exposed ceiling beams add a relaxed, rustic charm. Open wooden shelving creates the perfect spot to display your favourite cottage pottery and vintage finds. This well-proportioned room handles everyday use with ease; practical, characterful, and ready to get on with the job.

The delightful living room is homely, quirky, and full of farmhouse character. With rich ochre-toned walls and an exposed brick chimney breast where a woodburner sits ready to keep things toasty when the weather isn't playing ball. Lined with time-gnarled beams, it's the kind of space that makes you pause and wonder about the generations who've passed through and the stories the walls could share.

Adjoining the living room is the dining room, an inviting and versatile space, enriched with characterful beams. Whether it's hosting family meals, working from home on days when the office feels too far, or watching the kids scatter toys across the playroom, this room adapts effortlessly to whatever you need it to be.

## Space Down Under

Downstairs, you'll find a functional cellar that's currently being used for storage. With a generous head height and a sturdy, well-built structure, this area offers plenty of untapped potential. Perhaps a dedicated workshop? A cosy hobby room? Or simply a convenient spot to tuck away seasonal items like Christmas decorations, the possibilities are wide open in this bonus space.





# KEY FEATURES

## Exploring Upstairs

Upstairs, you'll find three good-sized double bedrooms, all finished with the same care and attention as the rest of this beautiful home. Exposed beams continue here, adding texture and charm. It is from the front-facing rooms that the far-reaching farmland views can be savoured. The principal bedroom includes a modern ensuite shower room, a smart, stylish contrast to the home's period features, while the bright and cheerful family bathroom offers charming, country cottage-inspired decor. The loft has already been cleared and is a strong candidate for conversion, subject to the necessary permissions. Architectural enthusiasts will appreciate the traditional king post - a striking feature that speaks to the craftsmanship of centuries past.

## Step Outside

A generous, south-facing garden greets you as you step outside. It's mostly laid to lawn and fringed with mature hedgerows, making it both easy to maintain and wonderfully private. And those views! Rolling farmland and open fields stretch as far as the eye can see - best enjoyed with a morning coffee or an evening tipple.

There are two patio areas from which to enjoy the outdoors, one gravelled at the top of the garden, the other paved at the far end, giving you options for dining, relaxing, or simply chasing the sun throughout the day. A greenhouse stands ready for your green fingers, whether you're nurturing heirloom tomatoes or just trying to keep a basil plant alive. Together, these spaces create a garden that invites you to slow down, dig in and make the most of every season.

## On The Doorstep...

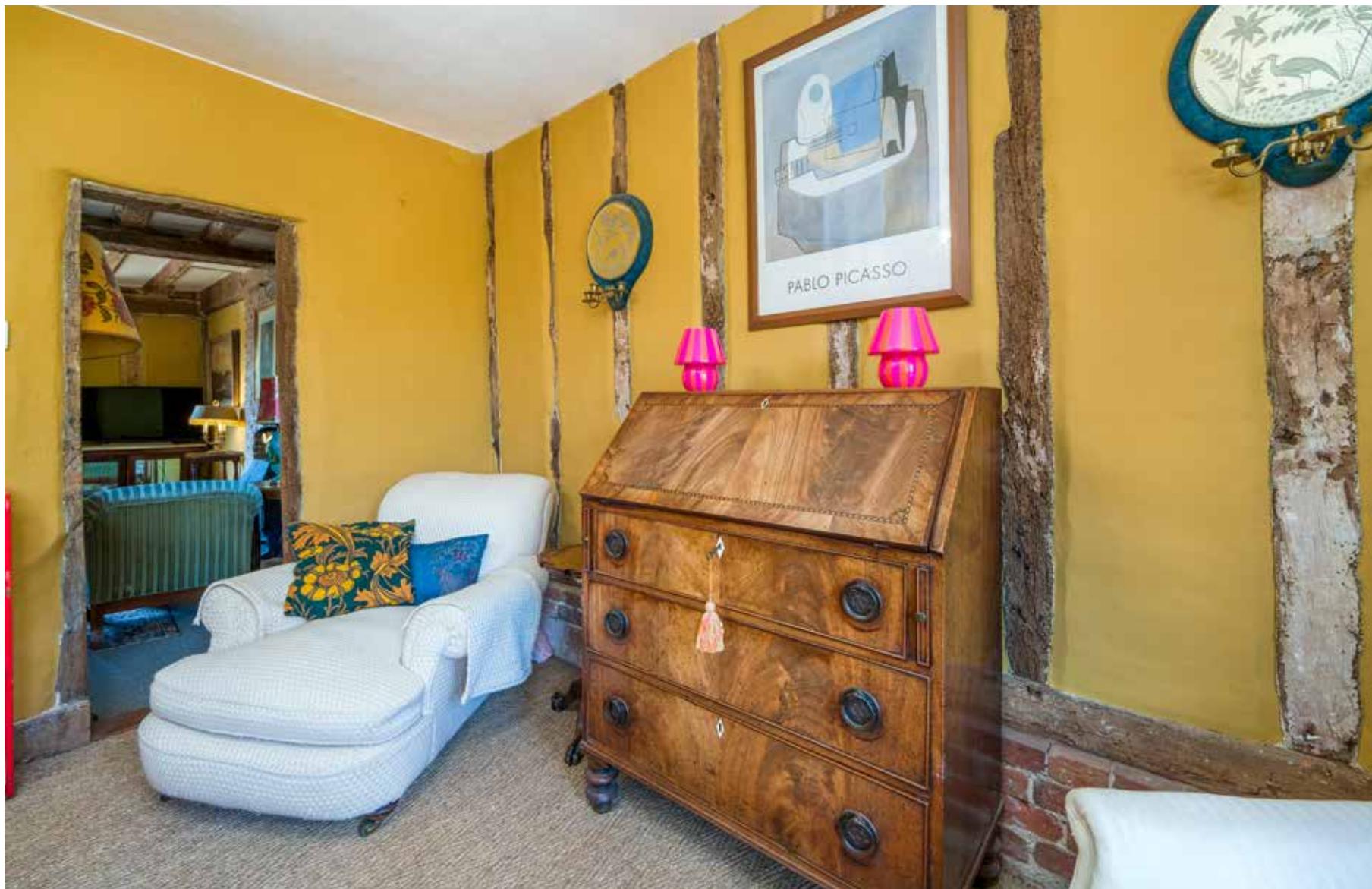
Although small, Hoxne is a historic village perhaps best known for the discovery of the Hoxne Hoard, one of the largest collections of Roman gold and silver artefacts found in Britain. With roots dating back to Roman and Saxon times, the village reflects a rich and fascinating past. Surrounded by gently rolling countryside, Hoxne is also known for its friendly and active community. The village hall offers a wealth of opportunities for residents to come together and enjoy village life, including movie evenings, quiz nights, Morris dancing, Pilates classes and a gardening club. The village also has a playing field with a pavillion where various events are held regularly.

And then there's the local favourite, The Swan - a much-loved pub ideal for a relaxed evening meal or a quick pint to remind yourself you do still leave the house. Beyond the village, scenic countryside walks stretch out in every direction, promising fresh air, big skies and a chance to connect with the rhythm of rural life.

























# INFORMATION



## How Far Is It To...

The historic market town of Eye (just under 4 miles away) is home to independent shops, supermarkets and a weekly market, along with cafés, takeaways and traditional pubs. Practical amenities include a GP surgery, pharmacy, hospital and library. At its heart stands Eye Castle, a much-loved Norman motte-and-bailey fortification with far-reaching views.

Diss (5.8 miles) provides broader shopping options, a regular market, and a mainline railway station with direct services to London Liverpool Street in around 90 minutes and Norwich in just 18 minutes.

## Directions

From Diss head south on the A140 and take the B1077 to Eye. Then take the B1117 through Stradbroke and take a right to Russell's Green. The property is on the left.

## 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... What 3 Words Location //emulating.readjust.acre

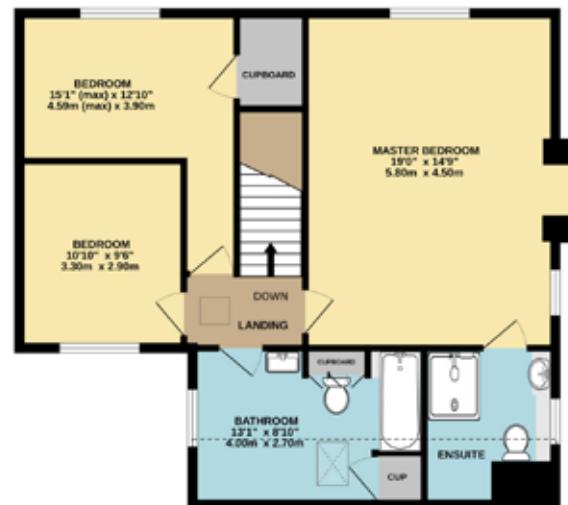
## Services, District Council and Tenure

Oil Fired Central Heating  
Mains Electricity & Water  
Drainage – Domestic Treatment Plant  
Broadband Available – Fibre to the house. Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.  
Mid Suffolk District Council – Band B –  
Tenure: Freehold

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



2ND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



#### TOTAL FLOOR AREA (approx.)

Accommodation: 1588 sq.ft (147.4 sq.m) - Cellar & Loft Space: 831 sq.ft (78.6 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.



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.



# 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](http://fineandcountry.com/uk/foundation)



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