



Grove Farmhouse
Mill Road | Wissett | Suffolk | IP19 0RA

A NEW CHAPTER BEGINS



“Dating back to the late 1500s, this house has seen it all over the centuries!

Many families must have called the former farmhouse home and been part of its story.

The current owners love older properties and over their time here they have lavished their home with care and attention, retaining the features and enhancing the accommodation.

The result is a wonderful and welcoming property with gorgeous gardens and useful outbuildings, all set in glorious countryside a short walk from Halesworth.”



KEY FEATURES

- A Charming Grade II Listed Detached Farmhouse on a Quiet Lane on the Outskirts of the Village of Wissett
- The Property was Fully Renovated in 2010 and benefits from Beautiful Field Views
- Six Bedrooms, Four Bath/Shower Rooms including an En-Suite
- Kitchen with Separate Utility Room and Ground Floor WC
- Two Reception Rooms, Garden Room, Library and Two Studies
- Ample Space Offering Flexible Living Arrangements for Larger Families or Multi-Generational Living
- The Property sits in 0.5 acre Plot with a Summer House and Raised Planters, perfect for Keen Gardeners
- Ample Parking with Cart Lodge and Garden Store with WC
- A Converted Studio/Annexe, perfect for Arts & Crafts or Working from Home
- The Coast can be reached by a 20 minute Drive
- The Accommodation extends to 2,753sq.ft
- Energy Rating: E

As pretty as a picture, this charming period home sits in colourful and attractive gardens alongside a handful of converted barns with open countryside beyond, so you have neighbours but you're also surrounded by farmland, quiet lanes and footpaths, just waiting to be explored. Enjoy all the advantages of country life with the town a short walk from home – you get the best of both worlds here.

An Idyllic Lifestyle

Imagine feasting on fresh fruit from your orchard or veggies from the garden, curling up in front of the wood burner on winter evenings, or sipping your morning coffee in the summerhouse. Gather friends and family for games nights or birthday celebrations and make memories together – you can do all of that and plenty more besides at this impressive and inviting property. It dates back to the late 16th or early 17th centuries and the current owners fell for its abundant charm when they came across it whilst looking to move into the area. They have spent many happy years here and over their time have made a number of improvements, including converting the attic, extending the kitchen, adding a garden room, laying solid oak flooring and more. All works have been done sympathetically and you'll find this to be a property brimming with character throughout.





KEY FEATURES

Room For All The Family

The rooms here are well proportioned and surprisingly light. It's also warm, thanks to the secondary glazing. The main sitting room is a great room for social occasions, with a large feature fireplace and lots of original beams. The formal dining room leads into the recently refitted farmhouse kitchen, complete with electric Aga. There's also a lovely garden room, a wonderful library, a separate study, utility, shower room and cloakroom on the ground floor. Upstairs, the bedrooms are spread over two floors and two of them share a study area. You also have two shower rooms and a bathroom. The top floor is perfect for guests and that's exactly what the owners have used it for, but it would also be ideal for older children who would love being able to tuck themselves away at the top of the house. The whole house looks incredible at Christmas and the owners love to gather round the piano for carol singing. They recently celebrated their 65th wedding anniversary and hosted friends and family to mark the occasion. It's lovely to think about how many celebrations must have taken place here through the centuries.

Town And Country

Outside there's undercover parking in the cart lodge, with a useful garden store and gardeners loo, plus a spacious studio that's the perfect hobby space and can be used all year round thanks to the log burner. Whether you use this to work from home, as a studio or perhaps as a place for your teens to hang out with friends, it adds useful versatility. The garden is mature and divides into different areas, with an orchard, vegetable garden with two greenhouses and a polytunnel, summerhouse, pond, rose beds and more, so there's plenty of colour and interest throughout the year, as well as lots of wildlife to enjoy. The plot sits on a quiet lane with very little passing traffic, so you can head out on foot or with your dog and explore the area. You can also walk into Halesworth and to the train station for travel down to Ipswich and on to London, or try your hand at fishing in the nearby lakes, or play a round of golf. For a rural property, you're extremely well connected here.





























INFORMATION



Services, District Council and Tenure

Oil Fired Central Heating and Open Fire, Private Drainage via Septic Tank

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

East Suffolk Council - Council Tax Band F

Freehold

On The Doorstep

Wissett is a small rural village situated between Halesworth 2 miles, Harleston 12 miles, Beccles 10 miles and Bungay 8 miles. The historic market town of Halesworth has schooling at Edgar Sewter primary school, with bus services to Bungay and Beccles for senior schools. There is a large Co-op, plus a wide variety of shops and professional services including a doctors surgery, dentists, opticians, solicitors and more. The town also boasts The Angel Hotel with Cleone's Italian Restaurant and The Cut Arts Centre, which offers music, theatre, dance, comedy, cinema, workshops and art exhibitions to the local area. Halesworth railway station is on the East Suffolk line with connections to Norwich and London Liverpool Street. Buses connect to other Suffolk towns such as Beccles, Southwold, Lowestoft and to Norwich.

How Far Is It To?

Norwich is approximately 23 miles north of Wissett and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. There is a bus station with a daily service to London (Victoria) and a local daily service to Loddon and regular services to Lowestoft, Norwich and many of the smaller villages around. The Beccles train station offers a direct line to London's Liverpool Street. Nearby, Southwold is 10.6 miles away and is a charming unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, famous beach huts, pier, busy harbour, cliff top canons and of course the beach. Southwold is a quintessentially English resort town.

Directions - Please Scan QR Code Below

Leave Beccles on the A145 London Road. Shortly after Brampton take right turn up hill onto B1124 to Holton. At the junction take right turn to Halesworth, continue to roundabout taking right turn uphill. After a couple of hundred yards take left turn onto Wissett Road. After quarter of a mile take left turn onto Mill Road. Grove Farmhouse is half a mile further on the right.

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... storm.magic.rave

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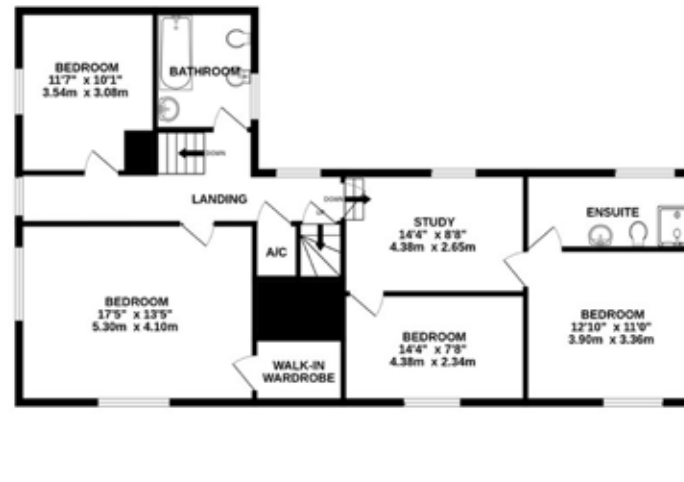




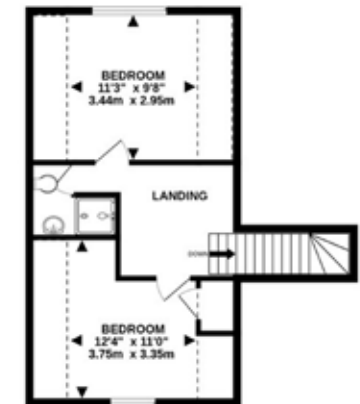
OUTBUILDING
739 sq.ft. (68.7 sq.m.) approx.



GROUND FLOOR
1289 sq.ft. (119.8 sq.m.) approx.



1ST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



2ND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 2753 sq.ft. (255.7 sq.m.,)
TOTAL FLOOR AREA : 3492 sq.ft. (324.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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