



Church Farm House  
Brome | Eye | Suffolk | IP23 8AH

# HERITAGE LIVING IN AN UNSPOILED LANDSCAPE



Welcome to this charming and expansive six-bedroom country residence, offering approximately 3,800 sq ft of character-rich living space set within just under an acre of beautiful grounds. Dating back to the 17th century, with a thoughtfully integrated 1960s extension, this unlisted property blends period warmth with modern practicality and is close to amenities and commuter links.







# KEY FEATURES

---

- A beautiful detached six-bedroom farmhouse
- A wonderful plot of approximately an acre with pond, lawns and walled garden Approximately 3800 square feet of living space.
- Three large reception rooms
- Large and social Farmhouse kitchen
- Living space set over three storeys
- Walking distance to local village via footpaths
- Parking for multiple vehicles
- No Chain
- A short drive from the amenities and London train links of Diss

This property is an exceptional opportunity to secure a substantial and elegant country home in one of Suffolk's most sought-after rural locations. For families who enjoy entertaining, extended families wishing to spend time together you will relish the rooms connected by meandering corridors and the labyrinth hide and seek friendly nature of this congenial welcoming house. The home has always been full to the brim of children who have had an enchanted upbringing here.

## Step Inside

Internally, the home offers an exceptional sense of flow, with beautifully balanced, light-filled rooms and impressively high ceilings throughout. Partially glazed double doors open to the entrance hall, setting the tone for the refined interiors beyond and leads to the sitting room, drawing room, snug, and the expansive kitchen-breakfast room. The sitting room, with cloakroom just beside it, is a magnificent, generously scaled space, bathed in natural light from its triple aspect and is currently used as a games and music room, ideal for family fun – or piano practice away from more relaxed rooms! Equally impressive, the double-aspect drawing room features a distinguished chimneypiece and elegant timber-framed French windows, creating a perfect setting for both formal entertaining and relaxed living and is a go to space for a cosy catch up in winter. The superb kitchen is designed for entertaining on a grand scale, comfortably accommodating a dining table for 14 or more and doubling up as the laid-back focal point where folks gather around the table and exchange the dealings of the day. Of course, the beauty is that you can enjoy your glass of red whilst chatting to the chef too, when it's just the two of you at home The kitchen flows effortlessly into a relaxed snug, which has in the past been used as a more formal dining area, complete with French windows that open directly onto the terrace for coffee after a meal. A charming conservatory extends from the family room, with views of the pond to calm the spirit, while a tranquil sunroom off the rear hallway offers further space to unwind and completes the home, bringing together warmth, authenticity, and an abundance of natural light.







# KEY FEATURES

---

## Period Character & Modern Comforts

Originally constructed in the 1600s, the property boasts timber-framed architecture, later rendered for longevity, with a harmonious 1960s extension broadening the internal footprint. The home is not listed, providing exceptional freedom for modernisation or future enhancements and the layout flows well, offering versatility for the home to evolve with you, oozing a warm welcoming atmosphere and with cosy intimate corners to explore. Christmas and celebrations hosted here over the years have been very special, with space for all to come together and room to sprawl out of the kitchen after dinner, whether to snooze in the snug, chat in the sitting room or play games.

## Exploring Upstairs

The first floor hosts no less than five beautifully appointed bedrooms accessed from a central staircase. The principal bedroom has a wonderful Jack & Jill en-suite and is interlinked to a smaller bedroom offering the perfect nursery suite, children's rooms, or a private teen bedroom and lounge. With a further family bathroom and extra loo, there are no arguments or wait if someone is taking a luxurious bath! A further two bedrooms on the second floor share a well-appointed bathroom, making an ideal guest or perhaps au-pair arrangement. A substantial loft room offers exceptional storage and could easily be transformed into an additional nursery suite, playroom, or studio if desired.

## Step Outside

Approached by traditional 5-bar wooden gates, the expansive shingle driveway welcomes family and friends with plenty of room for parking. Adjoining the building is a useful store too, great for bikes, garden equipment or that extra freezer. Set in just under an acre, the grounds are a blend of charm and practicality and include a peaceful pond, generous lawns, and a delightful walled garden which frame the property beautifully. The setting is idyllic: private yet wonderfully connected to the surrounding countryside and the rear, generous south-west-facing terrace, offers the perfect spot for al fresco dining, barbecues and entertaining. The terrace leads to wonderful lawns, mature specimen trees, and shrubs, and offers something for all the family, whether games on the green lawns, a shady spot under the beautiful trees to read, or simply to entertain friends. To the west, a further walled garden which once housed a swimming pool, now hosts a summerhouse and offers additional privacy for civilised afternoon tea, and bordering the churchyard is a tranquil pond, framed by a copse of ancient trees. There is ample space for a greenhouse and a kitchen garden for those "grow your own" fans, and in the past the house has dined on fruits and veggies grown right here. Regular wildlife visitors include Herons, Bats and a multitude of birdlife enjoying the greenery.





























































# INFORMATION

---



## On The Doorstep

A network of idyllic footpaths allows you to walk directly into Eye or take a short stroll to the renowned Oaksmere hotel. Excellent schools nearby include the well-regarded Hartismere School in Diss and Framlingham College. Historic Eye is just 2 miles away with a Norman castle, 14th Century fine church and a superb variety of amenities, including independent shops, cafés, restaurants, a popular weekly country market, an arts centre plus practical services including a GP surgery, pharmacy, and dental practice along with supermarkets.

## How Far Is It To....

The bustling market town of Diss, 4.5 miles away provides supermarkets, independent shops, and cafés along with a railway station with direct trains to London Liverpool Street. Framlingham town offers further amenities with its impressive castle for culture vultures and Bury St Edmunds is within easy reach for retail shopping, independent shops, cafés, delicatessens, restaurants, public houses, and a thriving hotel. For days out the Suffolk heritage coast is just 50 minutes away along with Jimmy's Farm.

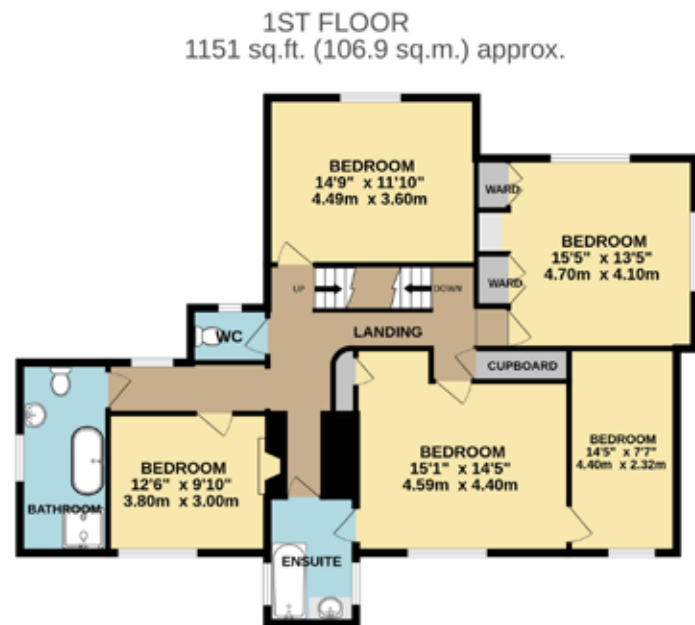
**Directions:** From Diss head south on the A140 and take a left on to the B1077 and then the first left on to Rectory Road. Follow the road down and the property is on the right before the church.

## 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 [///refills.royal.rainy](http://refills.royal.rainy)

## Services, District Council and Tenure

Oil Fired Central Heating  
Mains Electricity & Water  
Drainage – Domestic Treatment Plant  
Broadband Available – 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.  
Local Authority: Mid Suffolk District Council  
Tenure: Freehold



**2ND FLOOR**  
868 sq.ft. (80.7 sq.m.) approx.



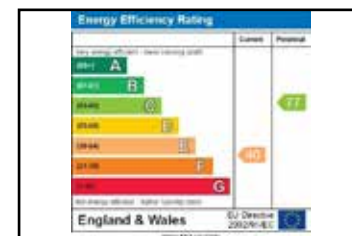
**TOTAL FLOOR AREA (approx.)**

Accommodation: 3595 sq.ft (334.0 sq.m) - Outbuildings: 153 sq.ft (14.2 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](https://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)

