



Potash Farm
Brundish | Woodbridge | Suffolk | IP13 8BL

THE BEST OF BOTH WORLDS



This enchanting country home provides a wonderful balance between historic character and modern comfort and between town amenities and rural peace. Set within idyllic countryside surroundings the property offers versatile accommodation and stunning presentation within approximately 1.2 acres of mature gardens (stms), plus a charming separate one-bedroom annexe - it's the perfect opportunity for those seeking a slice of rural elegance close to town connections.



KEY FEATURES

- Grade II listed three-bedroom detached cottage.
- Beautifully presented throughout
- Chain Free
- Approximately 1.2 acres of established gardens (stms)
- Exceptional Tudor features retained throughout
- Parking for multiple vehicles
- Spacious and social bespoke kitchen dining area
- Wonderful separate one-bedroom annexe
- Immediate access to the surrounding countryside
- Just a short drive from train links and amenities in Diss

There is something enchanting about waking in a chocolate box thatched historic home hearing nothing but possibly the resident woodpeckers and looking out across park land. This stunning Grade 2 listed farmhouse dates back to the 1600's and oozes charm from every angle. Life here is about enjoying the tranquil atmosphere and being able to share it with both friends and family, soaking up the Suffolk scene. This is what drew the current owners here – the setting, the atmosphere, the unique feeling of peace.

Step Inside

This beautiful, thatched Grade 2 listed home, has been lovingly restored to allow contemporary living whilst retaining the integrity of the home, and is named after the original Pot Ash where fertilizer originated from. The kitchens and bathrooms have all been replaced but always staying true to the history of the building blending modern convenience and practicality with ancient, weathered beams and stone floors.

From the characterful and inviting entrance hall you are taken into a beautiful beamed and bright sitting room with patio doors to the garden to catch the first morning sun and gas fired wood burner effect heater for cosy winter nights in. The kitchen come dining room is accessed from the hall and boasts a stunning aga as well as a contemporary cabinetry with a huge range, perfect for cooking up a feast. There is plenty of space for a large dining table making the perfect setting for family suppers and encourages lingering over a coffee or glass of wine, a sense of ease envelopes this space. A practical addition is a utility room conveniently just off the kitchen, and the cosy dual aspect snug offers another reception space, ideal as a teens den, or potentially a home office. An expansive ground floor bathroom with shower and bath completes the ground floor.





KEY FEATURES

Everyone Welcome

The annexe at the bottom of the garden of the farmhouse is again open plan and contemporary yet still with a firm nod to the character held within the walls. With beautiful laminate flooring, latch doors, modern kitchen, bathroom and bedrooms, the underfloor heating throughout makes this is another surprisingly light and airy offering considering the age of this home. The annexe has its own private terrace and access for parking too, maintaining privacy for both the main house and annexe occupants. It is currently used as a holiday let and generates a great ancillary income. This space offers versatility and whilst currently used as a holiday home, with appropriate licenses could appeal to those seeking multi-generational living, or a home office/studio on site.

Exploring Upstairs

Two separate staircases allow access to the first floor with the principal suite encompassing a large bedroom with weathered beams that could tell a tale of times gone by, a stylish dressing room and modern ensuite with walk in shower. This is a space with simple sophistication and provides a real sanctuary, away from it all. The other staircase leads to two large bedrooms, ideal for a home that can grow with you and offers a more independent space for teenagers and of course privacy for guests to stay.

Step Outside

As soon as you spy the grounds here you are enveloped in a sense of space and tranquillity – the current owners cleared and landscaped the land, opening it out and adding beautifully kept lawns and estate fencing to give the feeling of country estate land. The driveway to the farmhouse leads straight to the front door, so convenient when unloading the groceries or the children and offers ample space for parking multiple vehicles, providing plenty of room when family and friends visit. The rear gardens are enclosed and mainly laid to lawn whilst the front grounds stretch away from the home with mature trees and shrubs offering a haven for wildlife and opportunity for children to run free and roam – an idyllic spot. At point of sale the front grounds will also be fully fenced to provide a clear boundary and guarantee privacy.

On The Doorstep

Brundish has a fantastic village hall offering a welcoming and active programme including cinema evenings, a gardening club, pub nights and coffee mornings. Laxfield Village, just 5 minutes away has a large Co-Op store for the essentials and two public houses along with a Post Office.























The Annexe



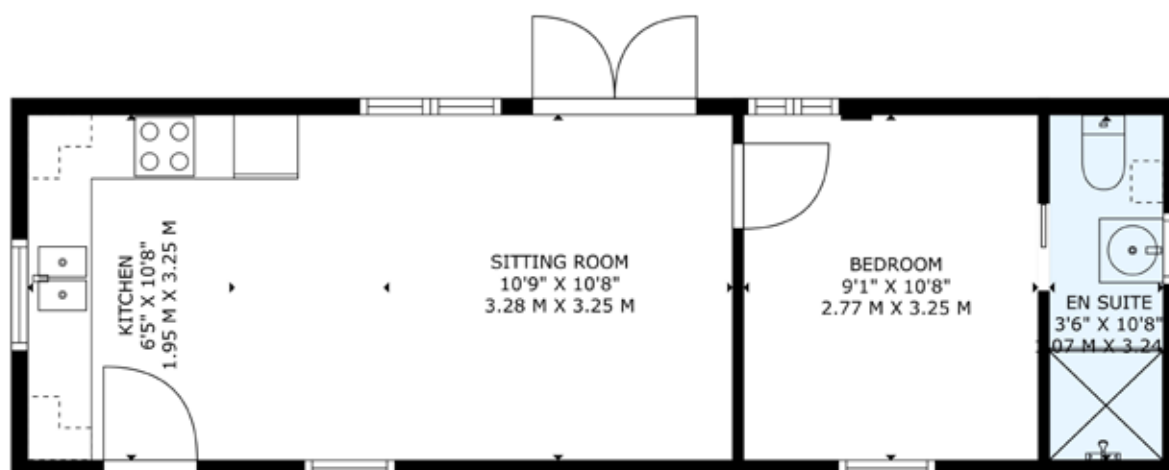








INFORMATION



TOTAL: 374 sq. ft, 35 m2
FLOOR 1: 374 sq. ft, 35 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dapp.

How Far Is It To?

Situated just a short drive from the market town of Diss, Potash Farm benefits from excellent transport links, including rail services to London and Norwich, as well as services including GP surgery, dentist, vets, along with variety of shops, cafes, and local amenities.

Directions:

From Diss head south on the A140 and take a left on to the B1118 and continue towards Brundish. Take a left up "the street" just before you get to Brundish and the property is on your left.

What Three Words Location

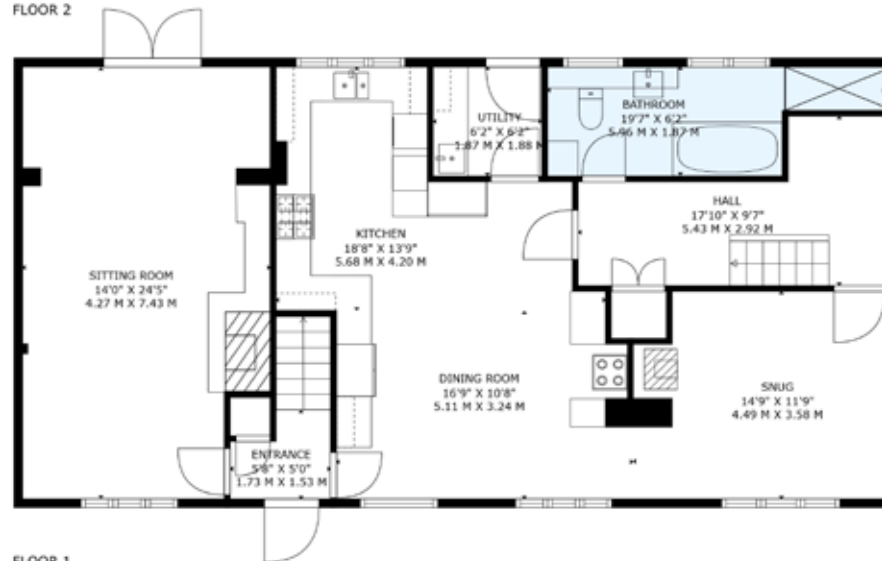
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///aviators remodel.works](http://aviators remodel.works)

Services, District Council and Tenure

Oil Central Heating to Barns and House,
Electric & Gas Aga (LPG),
Private Drainage – Water treatment plant
Broadband Available – Broadband currently with BT please check www.openreach.com/fibrechecker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Tax Band E - Annex Band A
Tenure: Freehold
Agents Note: There is a public footpath that runs through the land past the house.



FLOOR 2



FLOOR 1

TOTAL: 1967 sq. ft, 183 m2
 FLOOR 1: 1205 sq. ft, 112 m2, FLOOR 2: 762 sq. ft, 71 m2
 EXCLUDED AREAS: LOW CEILING: 94 sq. ft, 9 m2, OPEN TO BELOW: 14 sq. ft, 1 m2

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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.



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