A WORLD AWAY

“As you turn into the drive and head through the fields, you’re immediately calmed by the tranquil surrounds. Sit out watching the stars or spot birds coming in to feed – there’s so much to see and wildlife abounds. This former farmhouse has a great deal of charm, with character features to delight and disarm. There’s a holiday cottage too with three bedrooms to let, with permission for more – a brilliant asset. All sitting in five acres where you can relax and unwind. This truly is an unusual find!”
• Attractive Victorian Former Farmhouse
• Idyllic Rural Location
• 4 Bedrooms, Master with En-Suite
• 2 further Bathrooms
• 2 Reception Rooms
• Large Wrap Around Garden
• Tandem Garage & Ample off road parking
• Set within 5 Acres (sts)
• Potential Equestrian Usage
• Additional Holiday Cottage with 3 Bedrooms, 2 Bathrooms, Open Plan Kitchen/Diner and Sitting Room
• Planning Permission for Another Holiday Cottage
• The Properties Extend To 3299sq.ft.
• EPC Rating E
After a busy day at work, the owners of this appealing home love nothing more than to come home and relax, surrounded by fields and a great sense of open space. The rural setting is a true delight and the holiday let an interesting addition, but while you feel as though you’re in the middle of nowhere here, the charming farmhouse is very accessible.

Seclusion And Tranquility
It was the idyllic location that first drew the owners here. While the house needed work and didn’t quite fit the bill, the position blew them away and the land was just the right size. The long driveway leads you through open fields and the house itself is surrounded by open countryside with a wide open outlook. You can’t be seen from the road – it’s incredibly private and secluded.

Making Their Mark
Over almost two decades here, the owners have transformed the property, first extending the farmhouse and renovating it, then knocking down former blockwork and metal barns and pigsties to build a beautiful, three-bedroom holiday cottage. This has its own fenced garden and completely separate utilities to the main house and is available to take on as a going concern, providing useful extra income from day one. There is also the option to buy the furniture and contents so you don’t have to kit it out from scratch. “It’s proved very popular and we’ve had a great response,” explain the owners. They have also been granted planning permission for a second holiday cottage, this time with two bedrooms.

At One With Nature
The owners love the warmth and character of the house. It’s particularly nice in winter when the wood burners are lit and make it so very cosy. All the rooms are a good size and the owners have enjoyed entertaining friends and family, with plenty of space to host parties and ample parking for guests. “We never get tired of the surroundings. There’s no light pollution
so you see spectacular sunrises, dramatic sunsets and amazing starry skies. We love the wildlife too, whether we're watching from the house or garden. We have a barn owl box registered with the Suffolk Barn Owl Trust and it's often occupied.

So Many Options
During their years here, the owners have had pigs and geese. Keen gardeners, they have also enjoyed cultivating a thriving vegetable garden with raised beds and a poly tunnel that's recently had a new skin. "If you want to live the good life, you can certainly do that here," they smile. In spring, the borders burst into life as the daffodils come into flower, with tulips and then roses in the parterre on the front lawn as you head into summer. It's heaven for dogs and this adds to the appeal as you're set so far away from the road. It's also ideal for equestrian usage with a recently seeded paddock and a stable. While it's very remote in its immediate surroundings, you're only 1.5 miles from Bungay and close to other attractive market towns including Beccles. You're also within easy reach of both the Suffolk Heritage Coast and the Southern Broads.

"This is paradise for dogs and would be an amazing place to raise a family, with the room for young children to lead a lovely active outdoors lifestyle."

"With five acres, including a paddock and stable, you could easily have a horse here and there are some beautiful places to ride nearby."

"There's plenty of room for entertaining and whether you're in the house or garden, there are no neighbours to disturb!"
“I love coming home here. It's the place I can truly relax.”
“We’re surrounded by open countryside but less than two miles from town.”
“We have renovated and extended the house and have also built a very successful three-bedroom holiday let, with permission granted for a two-bedroom one.”
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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

LOCAL AUTHORITY
East Suffolk Council

AGENT’S NOTES
Oil Central Heating
Both Properties have their own Klargetser Septic Tanks
On The Doorstep...
Ilketshall St Margaret is a small rural hamlet in the beautiful Suffolk countryside and is one of 3 primary villages that make up the 12 parishes known locally as ‘The Saints’. Nearby Halesworth offers good local shops, restaurants & live music events. Bungay has a selection of independent shops, restaurants & pubs, banks, swimming pool & an award winning theatre. The town has a number of beautiful churches. There are wonderful country walks along public footpaths through open, unspoilt farmland.

How Far Is It To...
Bungay is 1.5 miles away, situated midway between Norwich (15 miles) & Southwold (13 miles). It is about 4.5 miles from Halesworth and within easy reach by car of the Suffolk Heritage Coast and the gateway to the Norfolk Broads National Park at Beccles (8 miles). There is a local bus route for Bungay, its’ 2 Primary Schools and Bungay Science College/High School. Bungay also has public transport links to London, Norwich, Beccles & Diss. The town of Diss has a railway station with services to Norwich, Ipswich and London.

Directions...
From Beccles drive along the B1062/Bungay Road (via Barsham) and then Turn left onto Halesworth Rd/A144. Continue past Bungay swimming pool and continue along this road. Take the right turn on to Moles Lane. The property is on the left hand-side and will be signposted at the end of the driveway, ‘Highfields Farm/The Mulberry’.

To arrange a viewing of this property please contact

Our Park Lane office

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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.

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