‘Perfect Opportunity’
Hinderclay | Suffolk | IP22 1HX
If a renovation project is on your wish list, come and fall in love with this Grade II Listed farmhouse that has a wealth of original features, 1.5 acres (stms) of gardens and heaps of character, all waiting to be restored. Tucked away in quiet but community focussed Hinderclay, this is a perfect opportunity to gain a spacious and historic home - complete with your own meadow and moat!

- Grade II Listed Period House
- Origins In The 17th Century
- Tranquil Setting Set Well Back From The Road
- Partly Moated
- Three First Floor Bedrooms
- Two Large Attic Rooms
- Two Fine Reception Rooms one having and Inglenook Fireplace
- Around 1.5 Acres (stms)
- Some Renovation Required
- No Onward Chain

‘Although a lot of work needs doing, it is habitable. It is a house that somebody will come and fall in love with and want to make into a wonderful home’

Tucked away in the Suffolk countryside since the mid 17th Century, the farmhouse would have been converted in the 1940’s/50’s with extensions to create the bathroom and shower room/cloakroom.

The property is listed due to its oak frame and unique architectural details, solid wood doors, pantile roof and exposed rustic beams that cross the ceilings and walls. The large inglenook fireplace in the sitting room is a wonderful historic feature incorporating a wood burning stove that will create a cosy focal point in winter months.

The house was completely rewired last year. The (mostly) downstairs central heating system had a new solid fuel boiler fitted in the kitchen, approximately seven years ago. In addition to this, there is a range of modern (2018) programmable heaters downstairs, and in the bathroom. These were fitted when the house was rewired.

A good amount of lime rendering has been carried out by a local specialist - This was to replace the cement render that had been applied many years previously.

The house has a wealth of spacious and flexible accommodation that is full of historical character. Downstairs there are two generous reception rooms and a kitchen/breakfast room. Upstairs there are three good size bedrooms and a wooden staircase leading to two further rooms up in the attic. The attic rooms have many wonderful exposed beams and lovely views out over the garden.
The gardens stretch to 1.5 acres (sts) and are well stocked with an abundance of mature trees, shrubs and flowering plants. To the front is a large meadow/potential paddock bordered by many mature trees and shrubs and the original moat. The front field has seen no chemicals in at least 39 years, and has been grazed occasionally in that time. To the rear of the property is a large, secluded and private lawned area. The gardens also house a unique shepherds hut which has an original oak timber frame that when restored, could make a wonderful home studio, office space or garden room.

Hinderclay is a very quiet village but it is in easy reach of many local amenities. There is a village hall that has weekly groups such as Yoga, bowls club, and coffee mornings. There is also a village Church that holds community events such as a summer flower festival. The nearby Hinderclay Lakes is a popular fishery which has a great reputation and a variety of lakes for anglers to enjoy. The village of Rickinghall is only a five minute drive away and is a thriving village with a large shop and a local pub with good food. It also has close connections to the village of Botesdale which is also within easy reach and there you can find a recently upgraded doctors surgery and the primary and pre-schools.

Hinderclay is also in easy reach of Diss with its wider range of amenities and mainline train station with regular trains to Norwich and London Liverpool Street (journey time approx. 90 minutes).

Agents Note
Local Authority: Mid Suffolk District Council – Band E