



Ivy Grange Farm and Barn, Westhall
Halesworth, Suffolk, IP19 8RN



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ESTATE AGENTS



Ivy Grange Farm and Barn are stunning properties dating back to the 17th Century which have been extended, re-furbished and re-fitted with great attention to detail. Set in tranquil beautiful grounds and gardens of approximately 4 1/2 acres, occupying an enviable rural position, surrounded by fields in all directions. The current owners also run a successful holiday let business from the large detached barn.

Accommodation comprises:

- *The Farmhouse*

Entrance Hall

Sitting Room

Kitchen/Dining/Snug Area

Utility & Cloakroom

Ground-Floor Bedroom with En-suite

Master Bedroom with Dressing Area & En-suite

Shower Room

Two Further Double Bedrooms

Bathroom

- *Holiday Barn*

31ft Sitting/Dining/Kitchen & Utility Room

Three Bedrooms- Two with En-suites, Bathroom

Brick Outbuildings to include a Boiler Room/Store /Studio, Timber Stores/Outside Hot Showers/Greenhouse/Vegetable Plot/Fruit Cages

Gravelled Drive with Double Garage

Parking & EV Charging Point

Plot of 4 1/2 Acres to Include Gardens, Ponds, Courtyard and 3 acre Meadow

Solar Panels, Battery Storage, Wood Pellet Boilers and Rainwater Harvester



The Properties

The farmhouse has seen extensive and sympathetic improvement and the result is a property that offers a perfect blend of character, charm and practicality; boasting impressive exposed beams and timbers flowing throughout the property. The ground floor offers two large living spaces, all with character features and a wood burner in each room; a spacious sitting room which also gives access to a double bedroom and en-suite, ideal for guests. The spacious kitchen/dining/living area forms the hub of the home with access to a terrace running along the rear of the house. To the rear is a utility room and a cloakroom. The first floor landing transforms into a light and airy study space with vaulted ceiling (could convert to a 5th bedroom). The striking master suite has vaulted ceilings, complete with dressing area and bespoke en-suite shower room. Two further double bedrooms and family bathroom complete the first-floor accommodation.

The Barn is a newly renovated 17th century former grain store and milking parlour which offers luxurious holiday accommodation with three bedrooms, two with en-suites and a family bathroom. The front door opens into the spacious 31ft open-plan eating/living/kitchen area with a wood-burner. The kitchen has an electric range cooker with ceramic hobs, dishwasher and fridge/freezer. To the rear is a utility room with a freezer and washing machine.

To complement and further improve the outstanding level of work gone into both the farmhouse and barn, solar panels and a biomass heating system have been installed to improve efficiency and are extremely environmentally friendly as well as highly economical. The barn incorporates many original beams and features.



Gardens and Grounds

A five-bar gate opens on to the long gravelled driveway, with the farmhouse sitting directly in front of you. A large pond sits by the double garage, brick stable building and timber-clad garden store, where access to the land and barn can also be found. A traditional Suffolk moat is found to the side of the house and has been used as a 'natural swimming pool'. The house and its attractive gardens occupy roughly a third of the plot, which is also home to a greenhouse, vegetable plot, fruit cage and orchard. Behind the house is a courtyard, with impressive views over the fields beyond. From here, access to an external boiler room and storeroom with outside showers can be found. Separate gated access to the holiday barn and the 3 acre meadow can be obtained from the lane with plenty of hard standing parking with an EV charging point.

Location

Westhall is a small rural village that is immensely proud of its community run pub. The nearby town of Halesworth provides many independent shops, a good range of schools, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Brampton (2 miles away) and also Halesworth with services to London Liverpool Street via Ipswich. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a twenty minute drive away.

<https://www.ivygrangefarm.co.uk/> - the link to the holiday barn



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Biomass central heating. Solar panels. Mains electric and water. Private drainage.

Double glazed throughout. 7000 litre rainwater harvester.

EPC Rating: tbc

Local Authority:

East Suffolk Council

Tax Band: E

Postcode: IP19 8RN

Agents Note

This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

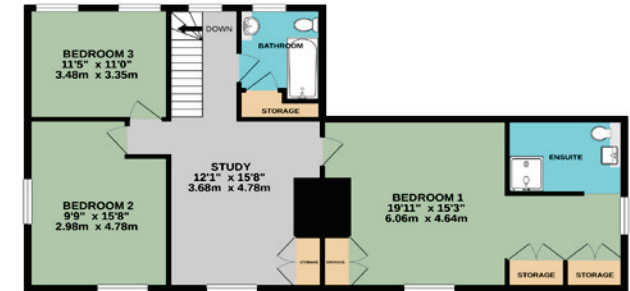
Vacant possession of the freehold will be given upon completion.

Guide Price £1,250,000

GROUND FLOOR
1218 sq.ft. (113.2 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



GROUND FLOOR
1343 sq.ft. (124.7 sq.m.) approx.



To arrange a viewing, please call 01986 888205

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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