



Farm Cottage

Heckfield Green, Hoxne, Eye, Suffolk IP21 5AB



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Eye
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A Grade II Listed timber framed thatched house, close to the Norfolk/Suffolk border dating from early C17, with character. Includes a studio annex, double garage and double open fronted cart lodge, garden and separate Grade II Listed C17th outbuilding/store/workshop.

The accommodation comprises: Entrance Hall, Dining Room, Kitchen, Cloakroom, Sitting Room, Study, Three Bedrooms, Two Bathrooms (one en-suite), Annex with utility area, Bedroom/Bathroom, Studio/Bedroom, Double Garaging and Cart Lodge, Garden of about 0.3 acres.

Approximate Distances:

- Eye 3 miles
- Diss (& Rail Station) 6 miles
- Harleston 6 miles
- Norwich 25 miles
- Bury St Edmunds 26 miles

Viewings by appointment 01603 661199

Tenure: Freehold



South Elevation

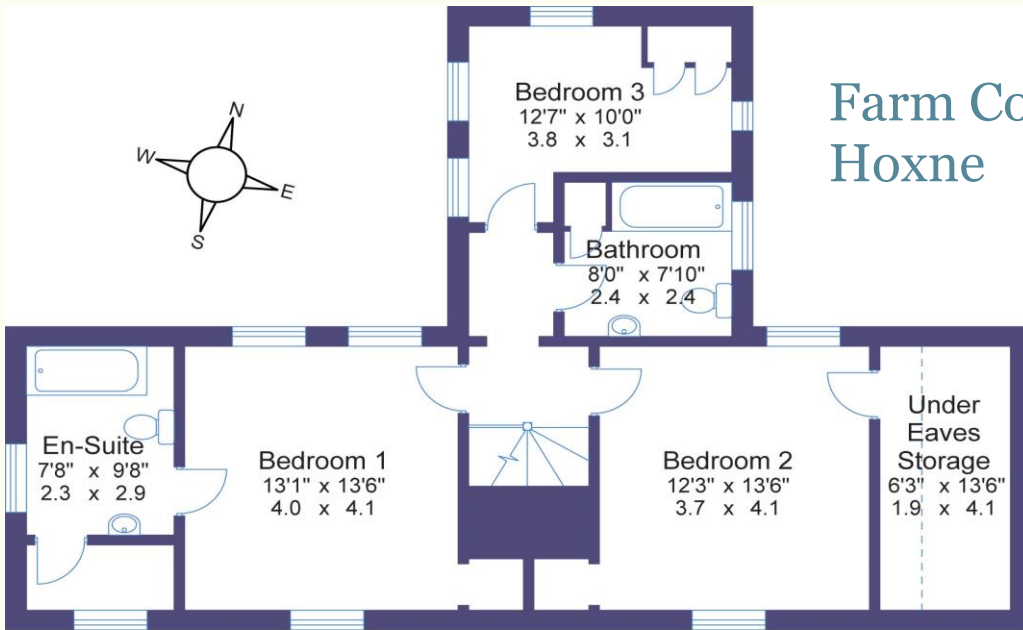
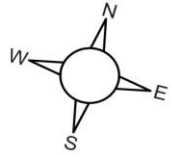


Dining Room

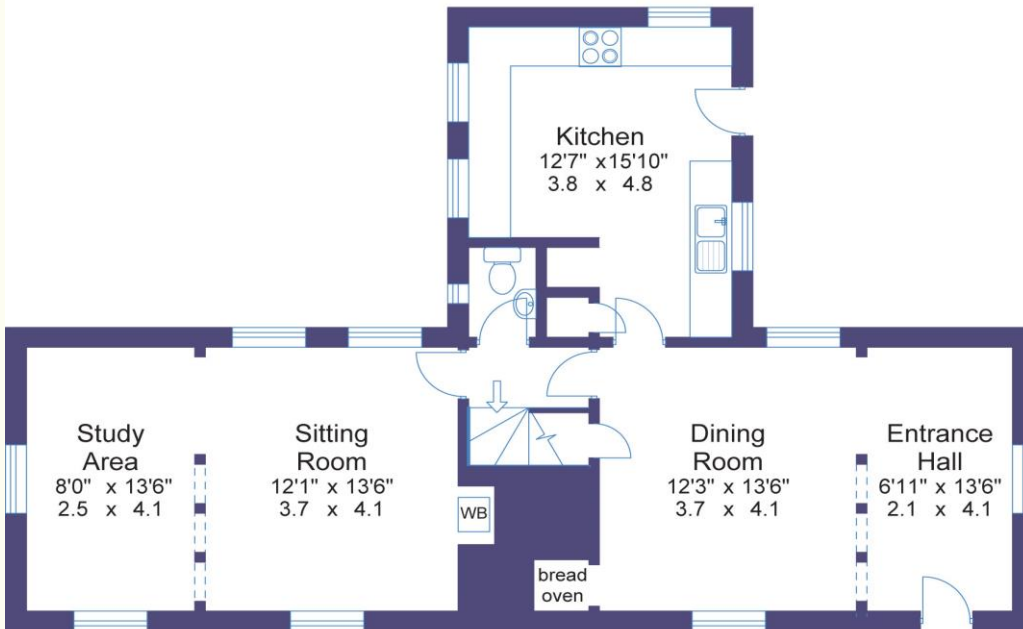


Drawing Room

Farm Cottage Hoxne



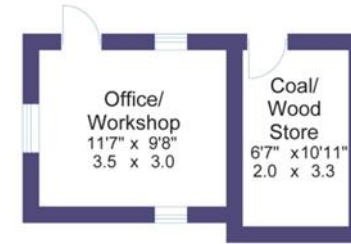
First Floor



Ground Floor

Approx Gross Floor Area = 1661 Sq. Feet
= 154.4 Sq. Metres

For illustrative purposes only. Not to scale.

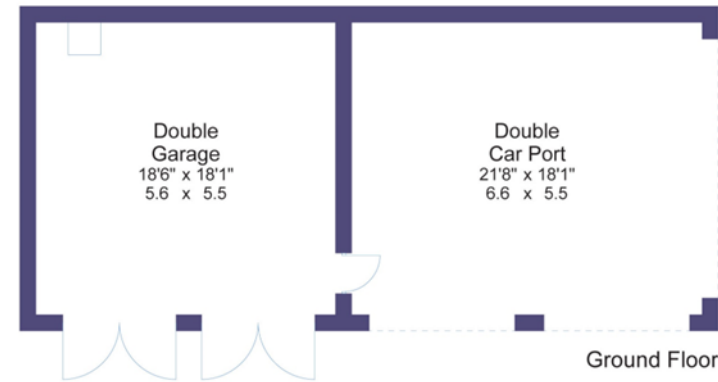


Outhouse & Cart Lodge

Approx Gross Floor Area = 183 Sq. Feet
= 17.0 Sq. Metres



First Floor



Ground Floor

Approx Gross Floor Area = 1194 Sq. Feet
= 110.9 Sq. Metres

For illustrative purposes only. Not to scale.

DIRECTIONS

Travelling east out of Diss on the Victoria Road, turn right onto the B1077 Stuston Road and at the roundabout, turn left onto the A143. Continue over the A140 towards Harleston and after 3 miles turn right into Low Street at Billingford. At the T junction turn left onto the B1118 and continue to Hoxne. Proceed down the hill in the village and turn left into Abbey Hill and proceed into Cross Street in Heckfield Green. Bear right past the Primary School into Denham Road, and Farm Cottage will be found on the left hand side.

LOCATION

Heckfield Green has a primary school and is part of the attractive rural village of Hoxne which has a pub, Post Office, and a village store. Further shopping facilities, including an excellent butcher and bakery, are situated in Eye, Diss or Harleston.

Harleston is a Georgian market town with shops, services, and cafes. For recreation there are lakes for fishing and sailing and a thriving tennis and hockey club. Diss has a selection of schools, a health centre, rugby club, golf course and a rail station with hourly services to London Liverpool Street, taking approximately 90 minutes.

The area is well-connected by road, with access to the A143, A1066 and A140 providing easy routes to nearby towns such as Bungay, Norwich, Thetford, Ipswich and Bury St Edmunds.

DESCRIPTION

Farm Cottage, originating from the early 17th Century, is a Grade II Listed detached, rendered, timber framed house with two storeys under a thatched Norfolk Reed roof, and has been extended.

The property was renovated and rethatched in 2007/2008 and provides a delightful cosy home with ambience and character. There are open fireplaces, pamment hearths original bread oven, exposed timbers and mullion windows.

The kitchen has fitted timber base units with both granite and timber worksurfaces, a built-in dishwasher, double stainless steel sink unit, a water softener and a liquid propane gas cooking range and extractor hood.



A detached double garage and double car port has a first floor studio annex providing additional accommodation comprising a utility area, cloakroom, bathroom/bedroom and studio/bedroom; complete with skirting mood lighting. The garage houses an oil fired boiler.

A separate Grade II Listed outbuilding provides a wood store and workshop.

The house extends to about 154 m² (1,657 ft²) and the garage/cart lodge 110 m² (1,184 ft²). The total gross internal area is about 282 m² (3,035 ft²) with the outbuilding.

OUTSIDE

Farm Cottage is approached via a gravel drive shared with and owned by Long View House. A gravelled area in front of the garage block provides off street parking for 4 cars and there is a garden, with a surrounding mixed Beech hedge, laid to lawn with borders and beds planted with a variety of annual and perennial plants and shrubs. There is also a tool store. To the north east of the house is a slate terrace with a south facing seating area, whilst to the west is a grassed area with fruit trees and a pond, (the latter excluded from the demise). The grounds extend to about a 0.3 acre.

Services

Mains water, electricity and drainage. The central heating is oil fired and there is LPG for the range cooker.

Local Authority

Mid Suffolk District Council Telephone: 0300 123 4000
Council Tax Band F Payable 2024/25: £ 2,977.01

Viewing

Strictly through vendor's agent

Humberts

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E: norwich@humberts.com





East Elevation

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