



Light Sussex Farm
Hoxne Road | Eye | Suffolk | IP23 7NJ

IDYLLIC LOCATION GREAT OPPORTUNITY



Discover real country living and a slice of “the good life” with this characterful period cottage set in approximately 10 acres (stms). The owners were drawn to the cottage not only by the convenient location and accessibility but also to have private land on which to enjoy their dogs uninterrupted by the outside world. To the ground floor you find the welcoming spacious kitchen and south facing patio, sitting room, dining room and ground floor bedroom plus utility and ground floor WC. Upstairs is just stunning with two good sized bedrooms accessed from separate staircases offering exposed beams and plenty of charm. The home offers so much to all – whether looking for a family home, multigenerational living, a small holding or an equestrian lifestyle.



KEY FEATURES

- Magnificent Tree Lined Driveway
- Approaching 10 Acres Of Land (stms)
- Numerous Outbuildings With Potential For Development - Subject To Planning Permission
- Charming Detached Thatched Cottage - Not Listed
- A Rare Opportunity
- Three Bedrooms, Including On The Ground Floor
- Spacious Kitchen With Range/Boiler
- Cosy Sitting Room and Dining Room
- Plenty Of Period Charm

A pretty cottage in idyllic location situated in approximately 10 acres of pasture and woodland.

Imagine waking up and taking your first cuppa on a south facing patio then strolling through your private land with just wildlife for company. This charming cottage, once a modest peasants abode, is thought to date back to around 1520 and is of oak timber frame construction with colour-washed rendered elevations under part thatched and part tiled roof. The accommodation extends to approximately 1,600 sq ft, sensitively restored retaining the integrity of the original cottage, whilst still offering easy modern living and versatility of use with ground floor space.

Step Inside

The cottage offers so much in terms of versatility with the ground floor offering two entrance halls from outside so great potential for multi generational living. Modern practicality and charm blend well here with stone floors, incredible beams and fireplaces providing the history and the contemporary bathroom and integrated appliances in the kitchen make modern living so easy.

Ancient & Modern

This pretty thatched cottage is accessed from a long, private, treelined drive which include ancient oak trees. The owners planted many of the trees to compliment the ancient hedgerows and tastefully converted adjacent animal sheds to create extra living space. The formal entrance leads to a useful lobby which in turn takes you to the main reception room and immediately the welcome begins – a stunning inglenook fireplace with inset cast iron stove is the perfect setting for fireside chats. The exposed beams ooze character and captivate imagination to consider who else has sat in this very spot over the years. The dining room hosting many a family Christmas, is linked to the lounge allowing an easy flow and again provides the exposed beams, weathered timbers. A staircase rises from this room taking you to bedroom two – offering privacy to those who stay.





KEY FEATURES

The gorgeous kitchen with oak cabinets and solid wood worktop boats integrated oven dishwasher and fridge and a grand range style oven too – making it easy to cater for a crowd or just a simple supper for two. With a traditional Belfast sink giving the historical nod in this room plus a water softener for a modern touch, and a useful utility come boot room too, it is a great blend of contemporary and character living.

Room for Everyone

The current owners converted attached animal sheds to offer extra space. The second external door provides access to the cloakroom, a bathroom and a versatile reception room which could be a home office, handy with a separate entrance of its own, or a gym, a play room or an annex lounge area for bedroom three. The possibilities are endless. The bathroom whilst superbly modern still has the character you come to expect here with a beautiful exposed chimney breast standing proud, a lovely touch. The ground floor bedroom also has another door leading to a partly converted extra room – and offering potential for expansion if required so whether running a business or welcoming family and friend to stay there is space for all.

Exploring Upstairs

The whole family has privacy in this home – three very separate bedrooms! Both first floor bedrooms are accessed by separate staircases from the downstairs reception rooms. The master bedroom has an amazing vaulted ceiling and rustic charm of exposed beams and timbers. Double bedroom two faces the front of the property and again has plenty of character with the beamwork.

Step Outside

The sunny south facing patio would be the spot for a morning cuppa overlooking approaching 10 acres of various grassland areas, populated with beautiful trees from around the world. You really are living in the heart of your very own countryside with a wealth of wildlife on your doorstep. The owners have left one area to rewild and have enjoyed watching deer and an abundance of birdlife visit them. A greenhouse and raised beds offer budding gardeners the chance to “grow your own” too. The property boasts a variety of outbuildings, including two large buildings measuring 5.37m x 9.82m and 8.09m x 10.30m, for which the current vendor has consulted a local architect to draw up plans for residential conversion (plans not yet submitted to the planning department). This home has endless possibilities for family life, for multi generational living, or equestrian heaven due to the stables equipped with a range of loose boxes, a tack room and plenty of space to add a menege or even an indoor exercise space.

























INFORMATION



On The Doorstep

Eye has its very own castle, the well respected Hartismere School which is OFSTED Outstanding and junior schools, supermarkets, butcher's shop, deli, and even a chocolatier!

How Far Is It To?

The town is very well placed for wider connectivity to the market town of Diss (4 miles) with its range of shops and amenities and direct train services into London in 90 minutes and Norwich (20 minutes). Diss is a busy market town also offers supermarkets, boutique shopping and the Corn Hall arts venue.

Directions

Proceed into the pretty town of Eye and follow the road through the town centre, taking a left hand turn into Castle Street which runs into Hoxne Road. The property will be found set well back from the road on the right hand side down a long private tree lined driveway.

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... handfuls.hired.luckier

Services, District Council and Tenure

Oil Central Heating, Mains Electricity & Water Private Drainage – septic tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band D Freehold
EPC Rating E

Agents Note

We are informed that there is a public footpath around part of the perimeter of the grounds.



TOTAL: 1583 sq. ft, 147 m2
 FLOOR 1: 1194 sq. ft, 111 m2, FLOOR 2: 389 sq. ft, 36 m2
 EXCLUDED AREAS: ROOM: 175 sq. ft, 16 m2, PORCH: 17 sq. ft, 2 m2
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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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