



Ivy House Farm
The Street
Redgrave
Diss, Suffolk
IP22 1RY

Offers in excess of £700,000

No Onward Chain





- A Listed 5 bedroom farmhouse in a popular village
- Delightful south-facing walled garden
- Garaging, workshop and parking
- 4 receptions, 3 bath/shower, kitchen/breakfast, utility area and cloakroom.

Location

The property is situated within the conservation area of the village of Redgrave, a pretty north Suffolk village with its properties centring around the village green and duck pond. There is a community run stores, public house and church just a little way out of the village. For wider amenities, the larger village of Botesdale is just a few miles down the road and has a Co-operative Stores as well as other local facilities. The market town of Diss lies just over the border into Norfolk around 6 miles away providing an excellent range of shopping, social and leisure facilities and, additionally, a mainline rail station on the Norwich to London Liverpool Street line. Bury St Edmunds is a popular destination and is only 15 miles or so away.





The Property

Ivy House Farm is a Grade II Listed property displaying an abundance of character and period features. Comprising some 3782sqft of living accommodation (excluding workshop and cartlodge), the property presents as a very comfortable and well-appointed home with an easy, relaxed feel and a rambling layout, perfect for growing families needing some space.

There are two entrances to the house from the gravelled parking area, one a formal entrance and the other a lobby which leads through into the kitchen. Ceiling heights are good overall, the kitchen perhaps with the lowest but nevertheless considered acceptable for those up to 6'2 in height. This room is a multi-functional room, serving as a kitchen/breakfast room with utility area and is partly divided by a chimney breast that houses an oil-fired Aga. The kitchen features deep Shaker style units with granite worktops. To one end lies the cooking area, with Butler sinks inset, an electric oven, two ring electric hob, integrated dishwasher and fridge/freezer and water softener. At the opposite end, deep cupboards hide a washing machine and tumble drier and there is also a dresser with wine rack, space for an upright freezer and two understairs store cupboards. Two doors lead off this room onto an inviting patio area.

Leading off the formal entrance hall is a dining room and cloakroom and lying further back is a study with bow window overlooking the garden and a capacious sitting room with door to cellar. Both these rooms feature inglenook fireplaces which have been carefully restored by the current owner. From the sitting room a door opens into the Georgian wing of the house, featuring an entrance hall with front door to The Street. This wing comprises a drawing room with fitted bookshelves to one wall and a bedroom and bathroom and could accommodate a live-in relative or serve as an income-generator, ie Airbnb.

The first floor in the older sections of the house offers four spacious bedrooms, a family bathroom and a master suite comprising a vaulted bedroom, large dressing room and ensuite shower room.

Outside

The property is approached from the road via a shared driveway, the entrance to Ivy House Farm sweeping off almost immediately to the left onto a large gravelled and well screened parking area. Abutting the side of the house is a cart lodge which houses the oil tank and behind lies a workshop and boiler house/tool shed. This building along with the rear garden can be accessed from around the side of the cart lodge via a path. The delightful rear walled garden enjoys a southerly and sheltered aspect and is attractively planted. To one wall lies a pergola and closer to the house a patio area.

Agents Note: The owner will be moving into a new-build adjacent and completion is expected by the end of the year.

Services

Mains water, drainage and electricity are connected to the property. Oil fired boiler providing heat to radiators, hot water and AGA.

Directions

From Diss head west on the A143 towards Bury St Edmunds. Proceed through the village of Wortham and take the right hand turn signed Botesdale, Rickinghall and Redgrave. Stay on this road and proceed into the village of Redgrave. Continue past the community shop and public house and Ivy House Farm will be found a little further along on the left hand side, clearly marked with a For Sale board.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax: G

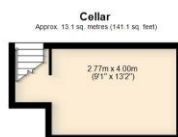
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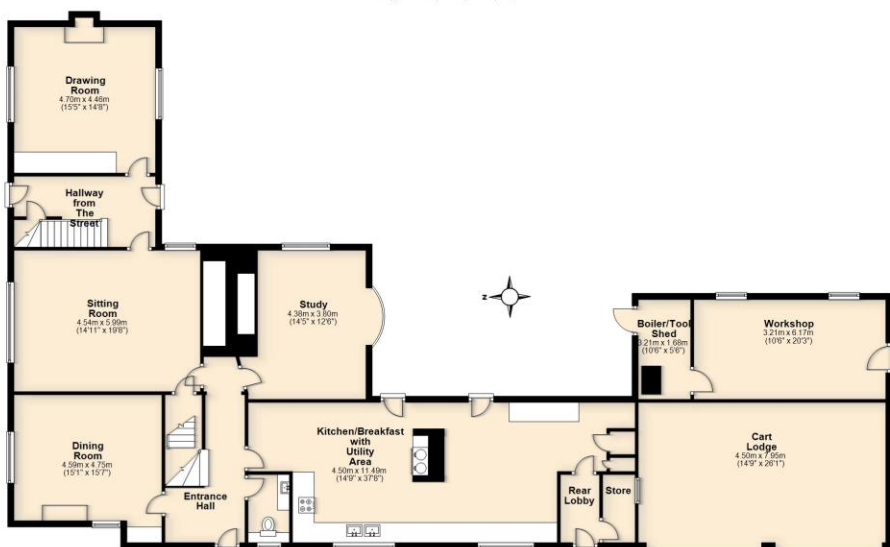
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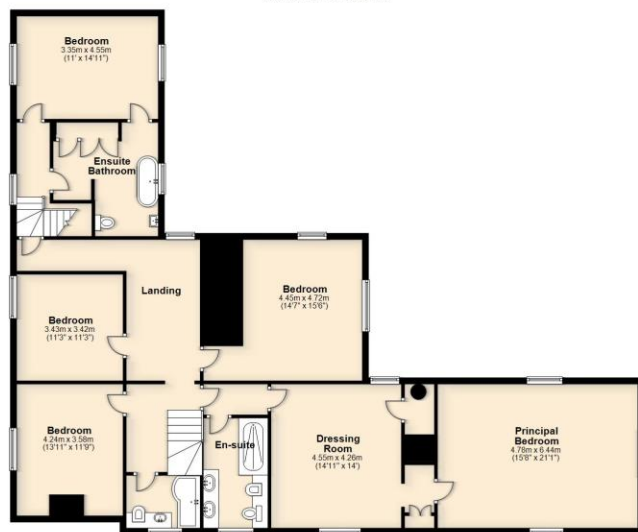
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Ground Floor
Approx. 205.6 sq. metres (2155.9 sq. feet)



First Floor
Approx. 176.4 sq. metres (1886.8 sq. feet)



Total area: approx. 390.1 sq. metres (4196.9 sq. feet)

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