



Message Farmhouse, Wilby, Suffolk



Huntingfield
Estates
FRAMLINGHAM

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A delightful farmhouse tucked away in a quiet rural location with NO ONWARD CHAIN ****BEAMED
MODERNISATION PROJECT** ALL SET IN ONE THIRD OF AN ACRE (STS)**

LOCATION Wilby is an active and friendly village with a thriving social calendar. The village has a church, primary school and village hall which hosts a range of events including pizza evenings, fundraisers and WI meetings. The closest shops can be found in neighbouring Laxfield (4.5 miles) and Stradbroke (1.8 miles). Stradbroke has a Swim & Fitness Centre and a Drs Surgery, thriving village shop, two public houses, butchers, bakers and several take away vans on varying days.

GUIDE PRICE: £465,000

- Entrance Lobby
- Drawing Room
- Sitting Room
- Downstairs Bathroom
- Kitchen and Utility Room
- Principal Bedroom
- Two further Double Bedrooms
- Family Bathroom
- Garden
- Parking for several vehicles



MESSUAGE FARMHOUSE - INTERIOR An Entrance Door welcomes you into the property and there is a deep recess with shelving. To the right is the light and airy Sitting Room being dual aspect and which is heavily beamed and has an open, working, fireplace. To the left of the Entrance is the Drawing Room which is again dual aspect overlooking the front and rear. There is an inglenook fireplace with bressumer beam over and wood burner sitting on a tiled hearth. There is a deep shelved cupboard to the left of the fireplace perfect for storage. A door leads into an inner lobby with stairs rising to the first floor. A door to the right leads into the Kitchen/Dining Room which is dual aspect and has a range of oak wall and base units with laminate worktop over, composite sink with mixer taps, space for oven, undercounter fridge and freezer. There is a Utility Room at the end of the lobby which has a door to the front and rear gardens, space for washing machine and tumble dryer and there are some white wall and base units with laminate work tops over and a further storage cupboard. The downstairs bathroom has a bath with shower over, bidet, wc and wash hand basin, window to front and deep shelved cupboard. There is a long beamed landing with two windows to the side. The Main Bedroom is dual aspect and is heavily beamed as are the other two bedrooms which are both doubles. There is a Family Bathroom with a coloured bath, white wc and wash hand basin and a window overlooking the front. This completes the accommodation of this exciting project.

MESSUAGE FARMHOUSE - EXTERIOR The property sits in approximately one third of an acre with most of the land to the front of the property and shares the beginning of the drive with Bullrush Barn and then diverts off into its own lane and has parking for several vehicles. The garden is mainly laid to lawn with well-established shrubs and plants. The oil tank is to one side and there is a cobbled patio area perfect for outside dining.



TENURE - The property is freehold and vacant possession will be given upon completion

LOCAL AUTHORITY - Mid Suffolk District Council

Tax Band: D

EPC: EXEMPT

Postcode: IP21 5LX

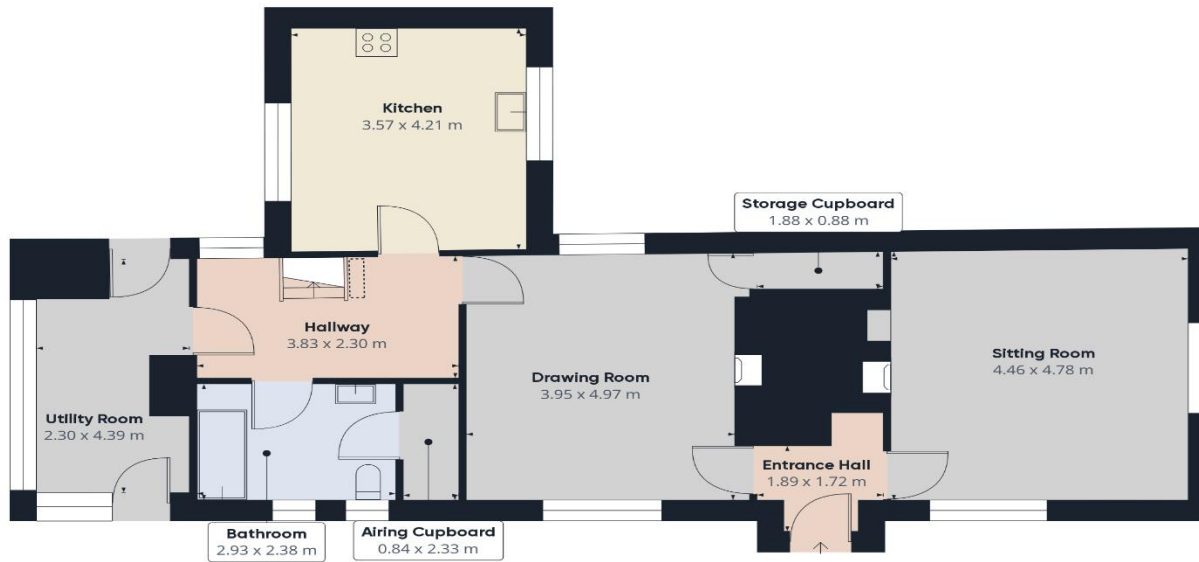
SERVICES - Open fire in the Sitting Room, Wood burner in the Drawing Room, oil fired ch, private drainage via a treatment plant, mains water and electricity.

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
153.45 m²

Reduced headroom
0.32 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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