



Fairstead Farmhouse West End  
Eye road  
Hoxne, Suffolk  
IP21 5BA

Guide Price £585,000







- Elegant with high ceilings
- Private garden with rural views
- Potential for attic rooms
- Carefully restored
- Lovely and bright

### Location

This stylish period house is set in a fairly quiet location a little way out of Hoxne and standing end on to the road. The centre is a brisk walk away and Hoxne is often considered as the gateway village to the Waveney Valley. It certainly has much to commend it with its attractive area of green, public house, shop, fine church and strong community spirit. The countryside surrounding is gently rolling providing numerous walks. For those looking further afield, the Heritage Coast around Southwold and Aldeburgh is within 40 minutes by car as are the Norfolk Broads. Easy access to London in around 90 minutes is provided by the mainline rail service from Diss Station only 5 miles away. This property combines a rural aspect with easy access to the wider world.







### The Property

This house is beautifully presented and it will not be a surprise to anyone that it is Listed as Grade II indicating a property of architectural or historical importance. Noted as dating from the early 17<sup>th</sup> century, much of the original character is on display including the exposed wall and ceiling timbers. Unlike many houses of this period, the ceilings are high and with the Georgian/Victorian altered windows, light is able to flood in. The current owners have done much to improve the house during their custodianship but have done so with a gentle hand on the tiller, creating a house which is both characterful and comfortable to live in.

### Potential

The owners have submitted architects plans to the Mid Suffolk conservation/heritage department regarding the possibility of providing additional bedroom space within the attic. The relevant additional surveys have been carried out and the plans are in the final stages of approval. Further information is available from the Agents.

### Outside

The garden is to the south of the house and is laid to grass with a limestone patio beside the house to enjoy the full days of sun. There are tall hedges to either side affording great privacy whilst at the foot of the garden is a low picket fence from where there are far reaching views across the rolling landscape. A gated access at this point leads onto a secondary parking area. The main parking area for the house is on the north side where the side driveway comes in. Overall the property is set within approximately 0.17ac

### Services

Mains water and electricity are connected. Oil fired boiler providing heating to radiators. Partial underfloor heating. Calor gas hob.

### Directions

From the centre of Hoxne, leaving with the pub on the right, continue out of the village for half a mile and the house is on the left.  
 What3words///grants.fond.owns

### Viewing

Strictly by appointment with TW Gaze.

### Declaration

One of the vendors is an employee of TW Gaze

### Freehold

**Council Tax Band – D**

**Ref: 2/19458/MS**



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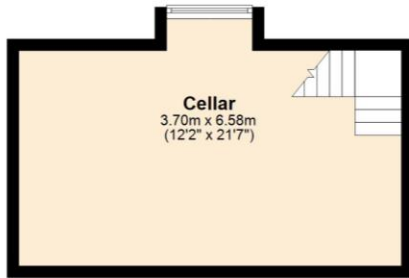


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**Basement**

Approx. 25.5 sq. metres (274.5 sq. feet)



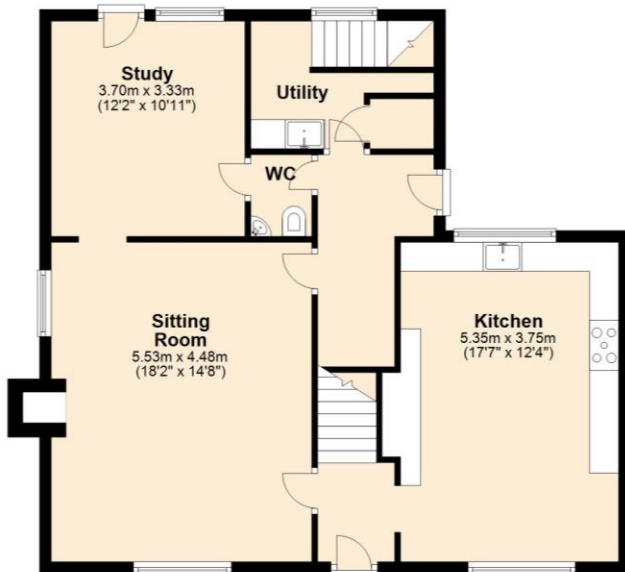
**First Floor**

Approx. 76.2 sq. metres (820.7 sq. feet)



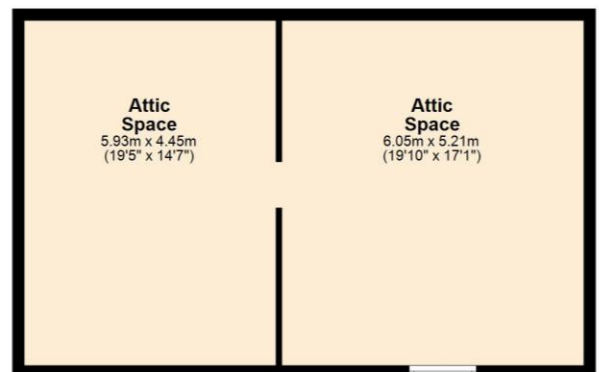
**Ground Floor**

Approx. 78.5 sq. metres (844.5 sq. feet)



**Second Floor**

Approx. 58.5 sq. metres (629.6 sq. feet)



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