



**Limes Farm House The Street, Eyke**  
Woodbridge

Guide Price **£850,000**



## Limes Farm House The Street

Eyke, Woodbridge

An extraordinary and rare opportunity presents itself in the sought-after village of Eyke, near Woodbridge in Suffolk: a beautifully appointed detached four-bedroom farmhouse accompanied by a completely independent two-bedroom bungalow known as "Pantiles." Set within generous, private grounds and approached via a substantial driveway leading to a detached single garage, this offers an exceptional combination of character, versatility and income potential, ideally suited to multigenerational living or as a high-end country retreat with ancillary holiday-let revenue.

The farmhouse's arrival sequence leads into a welcoming entrance hall and inner corridor that gently unfolds the thoughtful, flexible arrangement of the ground floor. One wing has been cleverly adapted into self-contained accommodation, currently configured as an annex with its own kitchenette, wet room and bedroom. This space functions with complete autonomy and could remain a lucrative holiday let, a suite for extended family or live-in staff, or be reintegrated into the main house as an additional reception, utility or ancillary kitchen area, depending on future requirements.

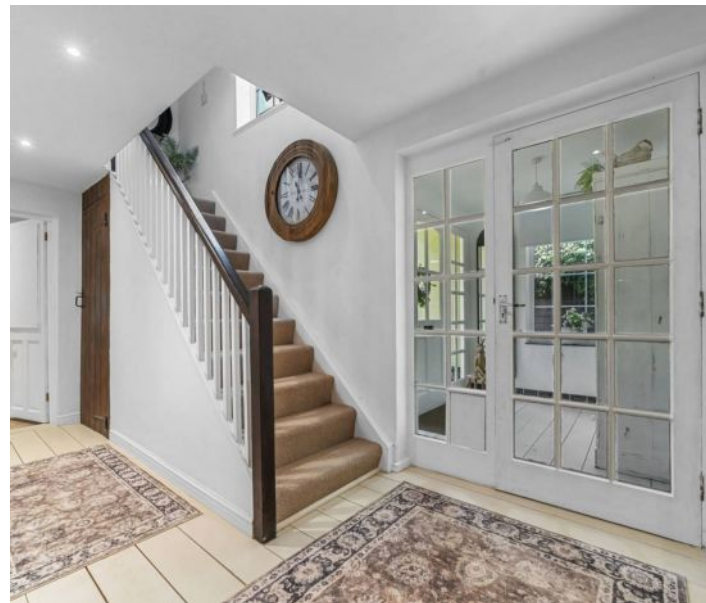


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Beyond this lies the heart of the home, where traditional charm meets contemporary functionality. A stunning formal dining room provides an elegant setting for entertaining, flowing seamlessly into a generous reception room centred around a striking wood-burning stove that serves as both a visual and atmospheric focal point. Off the sitting room is a light-filled sunroom, providing a transitional space and direct access onto the rear garden and swimming pool, enhancing the sense of indoor-outdoor living. High-quality finishes, exposed beams and wooden flooring combine to deliver warmth, provenance and a sense of place, while wide beam openings ensure a coherent internal flow.

The kitchen is a statement of both form and function. At its centre sits a free-standing island, and the space is complemented by an electric hob flanked by twin ovens, offering the sort of culinary flexibility expected at this level. Integrated appliances include provisioned space for a dishwasher and washing machine, alongside an intelligently designed area for a fridge, all arranged to support ease of use and a sense of considered design. From here, the interior opens effortlessly onto an extensive decked terrace, creating a seamless connection between indoor living and the elevated outdoor leisure areas.





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Complementing the farmhouse is "Pantiles," a completely separate two-bedroom bungalow that occupies its own discreet section of the grounds. Heated independently via its own oil-fired boiler, the bungalow is arranged around an open-plan living, dining and kitchen area, delivering a modern and airy environment that contrasts yet harmonises with the main house. One of the bedrooms opens directly via patio doors onto a private courtyard garden, creating an intimate connection to the outdoors and ensuring privacy. The contemporary bathroom and carefully considered layout make Pantiles ideal either as a fully independent retreat for guests or family, or as a premium short-term let, creating a secondary income stream without compromising the principal residence's lifestyle.



Together, the farmhouse and bungalow create a rare offering: the main house provides a gracious owner-occupied environment, while the annex and Pantiles offer a suite of flexible usage scenarios, from genuine multigenerational cohabitation to dual-income strategies. The estate's configuration allows an owner to live in the principal residence while hosting extended family, offering guest accommodation, or operating both secondary units as high-end holiday lets, all while maintaining a sense of separation and autonomy.

Eyke is a quietly charming Suffolk village that offers the best of country living with practical convenience. Ideal for buyers seeking village life

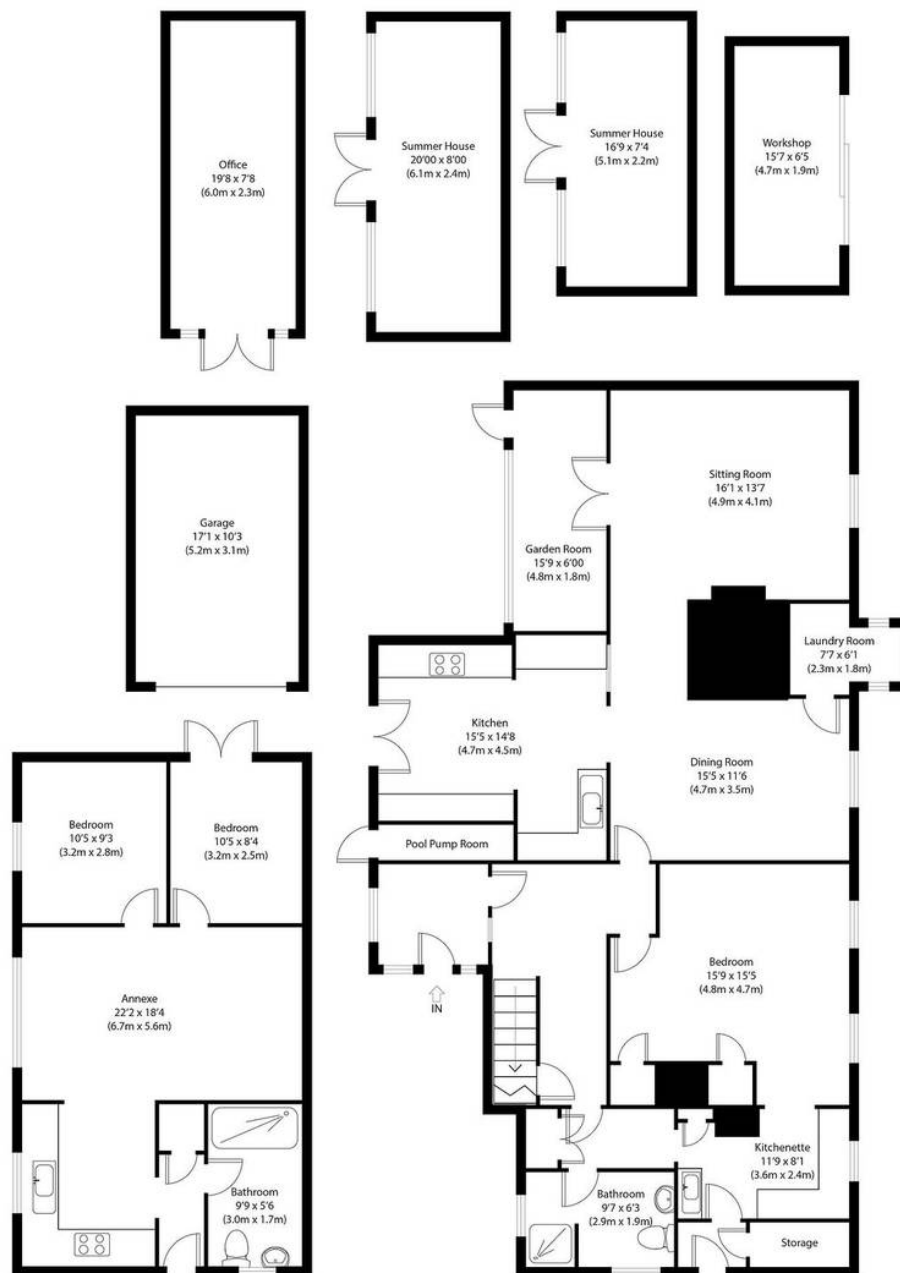
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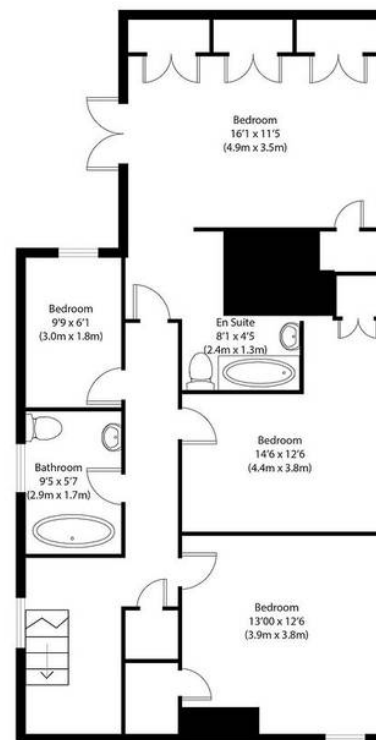
The outside space is a haven of privacy and seasonal enjoyment. Decking surrounds the swimming pool, creating a refined leisure platform, and to the right side of the pool looking down the garden there is an pergola that provides a covered retreat from the sun. This area is perfectly suited to alfresco dining, a fire pit gathering or an outside kitchen, merging relaxed entertainment with the countryside setting. The lower lawned garden extends the sense of space and is flanked by two large summer houses and one outbuildings.

Ascending to the first floor, the principal bedroom suite is a quietly luxurious retreat. It benefits from an en-suite bathroom and a Juliet balcony that frames far-reaching vistas across the valley, the rear garden and the swimming pool below, drawing the outside in and providing a moment of daily repose. Two further generous double bedrooms and a single fourth bedroom share a beautifully appointed family bathroom, which features a roll-top bath and retains a harmonious blend of classic elegance and contemporary comfort. Throughout the upper level, the sense of space, light and proportion is maintained, making the accommodation both practical and desirable for families of varying configurations.





Ground Floor



First Floor

Approximate Gross Internal Area  
Main House 2400 sq ft (223 sq m)  
Outbuildings 1330 sq ft (124 sq m)  
Total 3730 sq ft (347 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photodiscgroup.co.uk

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