



Eaton Farm House Diss Road, Winfarthing Diss IP22 2DX

welcome to

Eaton Farm House Diss Road, Winfarthing Diss

This stunning Grade II listed detached farmhouse, is full of character with exposed beams, spacious living areas, and a perfect blend of period charm and modern style. Set in a sought-after location, it features four generous bedrooms, beautiful gardens with field views, driveway, and a workshop.

Entrance Porch

Front door, tiled flooring.

Playroom

12' 4" x 4' 11" (3.76m x 1.50m)

Window to rear aspect, laminate flooring.

Lounge

16' 1" Max x 14' 2" (4.90m Max x 4.32m)

Window to front aspect, woodburner, character features, laminate flooring.

Dining Room

14' 9" x 16' 11" (4.50m x 5.16m)

Window to front aspect, radiator, beams, open fire place, laminate flooring.

Snug

14' 2" x 11' 6" (4.32m x 3.51m)

Window to front aspect, radiator, space for woodburner, storage cupboard, laminate flooring.

Kitchen

13' 4" x 11' 2" (4.06m x 3.40m)

Window to side and rear aspect, wall and base units, butlers sink, space for standard size fridge, breakfast bar.

Conservatory

8' 6" x 12' 8" (2.59m x 3.86m)

Wall mounted units, space for washing machine, laminate flooring.

Downstairs Bathroom

Skylight window, w/c, wash basin, shower cubical, bath tub, tiled flooring.

Landing

Access to three bedrooms, beams, storage

cupboard, carpet flooring.

Bedroom 1

12' 5" x 14' 4" (3.78m x 4.37m)

Window to front aspect, radiator, character features, carpet flooring.

Bedroom 2

13' 10" x 11' 5" (4.22m x 3.48m)

Window to front aspect, radiator, slanted roof, carpet flooring.

Bedroom 3

13' 11" x 11' 10" (4.24m x 3.61m)

Window to rear aspect, radiator, beams, slanted ceiling, carpet flooring.

Bedroom 4

14' 6" x 9' 6" (4.42m x 2.90m)

Window to front aspect, radiator, carpet flooring.

Upstairs Bathroom

Slanted ceiling, w/c, wash basin, electric shower, tiled walls.

Front Garden

External boiler.

Rear Garden

Large patio, large turfed area, fence for boundary, filed views.

Parking

Large shingle driveway.

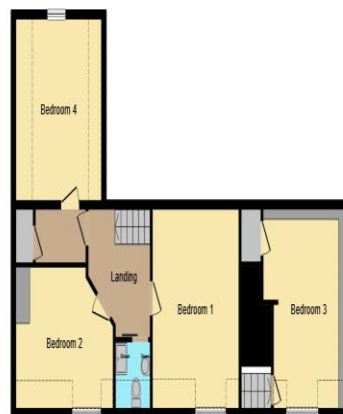
Workshop

20' 7" x 15' 5" (6.27m x 4.70m)

Electric, concrete flooring.



Ground Floor



First Floor



william h brown



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

**Eaton Farm House Diss Road,
Winfarthing Diss**

- Stunning 4 bedroom detached farmhouse
- Grade II listed
- Character features including exposed beams
- Beautiful gardens with field views
- Ample driveway

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£600,000



view this property online williamhbrown.co.uk/Property/DSS111358



Property Ref:
DSS111358 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk