



TOP FARM HOUSE

METTINGHAM, NR35 1TN



Top Farm House is a beautiful red brick farmhouse believed to date back to the 17th century, offering an abundance of character and charm.

The property sits on a generous plot of approximately 2 acres, providing privacy, space, and stunning countryside views.

Upon entering, a welcoming hallway extends to both sides and leads through to the back of the property. The staircase to the first floor is located here, and there is a convenient shower room accessed from the hallway. To one side of the ground floor are two reception rooms. The sitting room is particularly characterful, featuring a fireplace with a woodburning stove, perfect for cosy evenings. The second reception room, currently used as a study, has direct access to the rear garden.

At the opposite end of the ground floor is a lovely breakfast room with built-in storage and an Aga. This leads to the kitchen and a utility room, providing a functional and well-equipped space for modern living.

The first floor is home to a spacious double-aspect master bedroom, which is beautifully proportioned. The room boasts a stunning stuccoed arched fireplace with a quoined surround. Adjacent to the

master bedroom is a redundant staircase leading to the second floor. There are three additional bedrooms on this floor, along with a family bathroom.

The second floor is a true highlight, offering a central room that could easily serve as a playroom, sitting area, or office. From here, doors lead to two generously sized bedrooms, both exuding charm and character. The second floor is rich with exposed beams, and rear-facing dormer windows provide breath taking views of the surrounding countryside.

Externally, the property is approached via an un-adopted road, with gates opening onto a shingle driveway. This leads to a detached outbuilding, which is divided into three sections: a games room, cart lodge, and garage/workshop. The outbuilding has been partially insulated, and the games room is fitted with a wood burning stove, allowing it to be used throughout the year. The workshop includes a WC and there are further plumbing points in the games room, offering further potential for enhancement.



6



3



2



2 Acres
stms







The front garden is mainly laid to lawn, with a kitchen garden area situated beside the workshop. The rear garden extends beyond the house and features a large pond in its far section. At the end of the plot is a gate that opens onto a public footpath, providing direct access to scenic countryside walks – ideal for dog owners and outdoor enthusiasts.

Top Farm House offers a harmonious blend of historical charm, modern comfort, and exceptional outdoor space, making it an ideal home for those looking for a peaceful, countryside retreat with great potential.

SERVICES

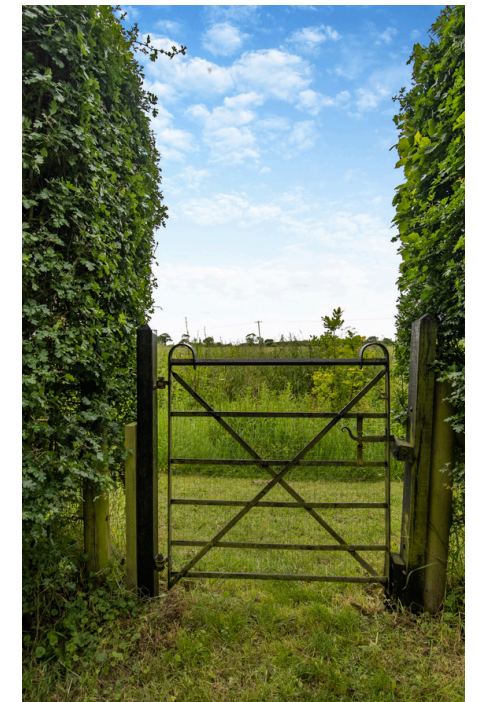
Mains electric and water are connected. Oil fired heating, Drainage via private drainage system (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band -



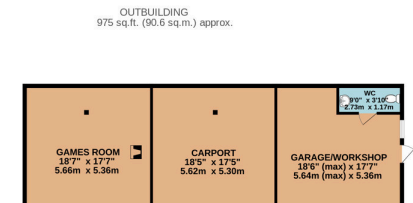
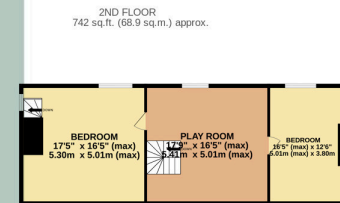
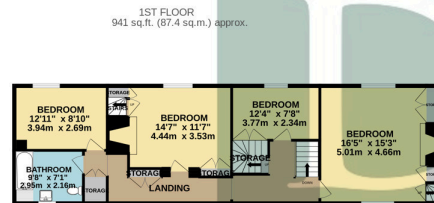
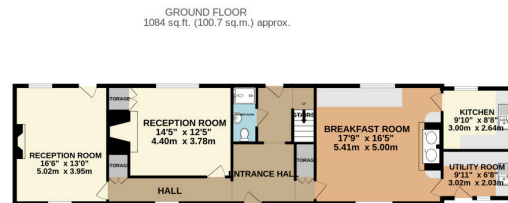


17TH CENTURY
FARMHOUSE
SET IN 2 ACRES
STMS





FLOOR PLAN



TOTAL FLOOR AREA : 3741 sq.ft. (347.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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