



GROVE FARM,

SHOP STREET WORRINGWORTH WOODBRIDGE IP13 7HX



This impressive property offers spacious living with a large open-plan kitchen, four en-suite ground-floor bedrooms, and a generous master suite with luxury bathroom. Set on approximately 2.3 acres, the grounds feature a pond, aviary, outdoor kitchen, and hot tub. Two self-contained holiday lets provide additional income or guest accommodation.

Access to the property is via a shared driveway, which leads seamlessly to the main private shingled driveway, providing ample off-road parking for approximately 20 vehicles at the front of the residence. Upon entering through the main door, you are greeted by a spacious hallway. To the right, you will find a generously sized open-plan kitchen and dining area, thoughtfully designed with a combination of base and wall units, a central island, and a range of integrated appliances. These include a low-energy total control AGA cooker, dishwasher, two induction hobs, two ovens, and a microwave, catering perfectly to both everyday living and entertaining. Adjacent to the kitchen/diner is a comfortable snug, featuring a charming wood-burning stove and offering serene views over the rear aspect of the property. A hallway extends from this central area, providing access to four ground-floor double bedrooms. Each bedroom is well-appointed with en-suite shower facilities, built-in wardrobes, and private direct access to the garden, enhancing privacy and convenience. Additionally, there is a separate guest cloakroom equipped with a toilet and basin for visitors' use. A practical utility room offers rear access to the front of the property and includes space for appliances alongside ample cupboard storage.

Up the stairs to the first floor, you have a generous sized landing and the mezzanine level hosts a bright and airy sitting room with stunning panoramic views of the surrounding fields. This level also features a substantial home office, additional storage cupboards, and a plant room housing essential systems such as the boiler, water softener, and water tank. The master bedroom suite is particularly impressive in size, boasting a spacious walk-in wardrobe and a luxurious en-suite bathroom complete with a freestanding bath, walk-in double shower, toilet, and his and hers basin.

The property occupies an extensive plot of approximately 2.3 acres (stm), thoughtfully divided into various functional and leisure spaces. Outdoor amenities include a picturesque pond, an aviary, a stylish outdoor bar and kitchen area, WC, as well as a hot tub, perfect for relaxation and entertaining.

Additionally, the property benefits from two holiday-let properties, designed as mirror-image units. One is currently operated as a successful Airbnb, while the other serves as a private annexe for a family member. Each holiday let comprises a beautiful open kitchen/diner/sitting room area, one double bedroom, a twin bedroom, a bathroom with a walk-in shower, toilet, and basin, and a private patio and garden area, offering comfortable and self-contained accommodation. Both of these lets will be sold fully furnished with all appliances.



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SERVICES – MAINS WATER AND ELECTRICITY. THERE ARE TWO METRES FOR THE ELECTRICITY WITH THE HOLIDAY LET HAVING ITS OWN METERED SUPPLY. WATER TREATMENT PLANT WHICH SERVICES THE MAIN HOUSE AND HOLIDAY LETS. OIL FIRED CENTRAL HEATING WITH UNDERFLOOR HEATING TO THE MAIN AND HOT WATER. LOW ENERGY ELECTRIC HEATING AND HOT WATER TO THE HOLIDAY LETS. (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY – MID SUFFOLK - F

EPC – C

VIEWING - STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

DURRANTS BUILDING CONSULTANCY - OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.

VENDORS NOTES – PLEASE NOTE, THERE IS A PLANNING APPLICATION ON THE LAND AT THE FRONT NEXT TO THE ROAD. THE VENDORS WISH TO INFORM ANY PROSPECTIVE BUYERS OF THE OIL COST FOR THE HEATING OF THE PROPERTY, FOR THE LAST 12 MONTHS THE PROPERTY HAS USED 1800 LITRES, COSTING £1,170.00. THIS IS FOR ALL THE HOT WATER AND HEATING WHICH WORKS OUT TO NOT EVEN £100 PER MONTH.



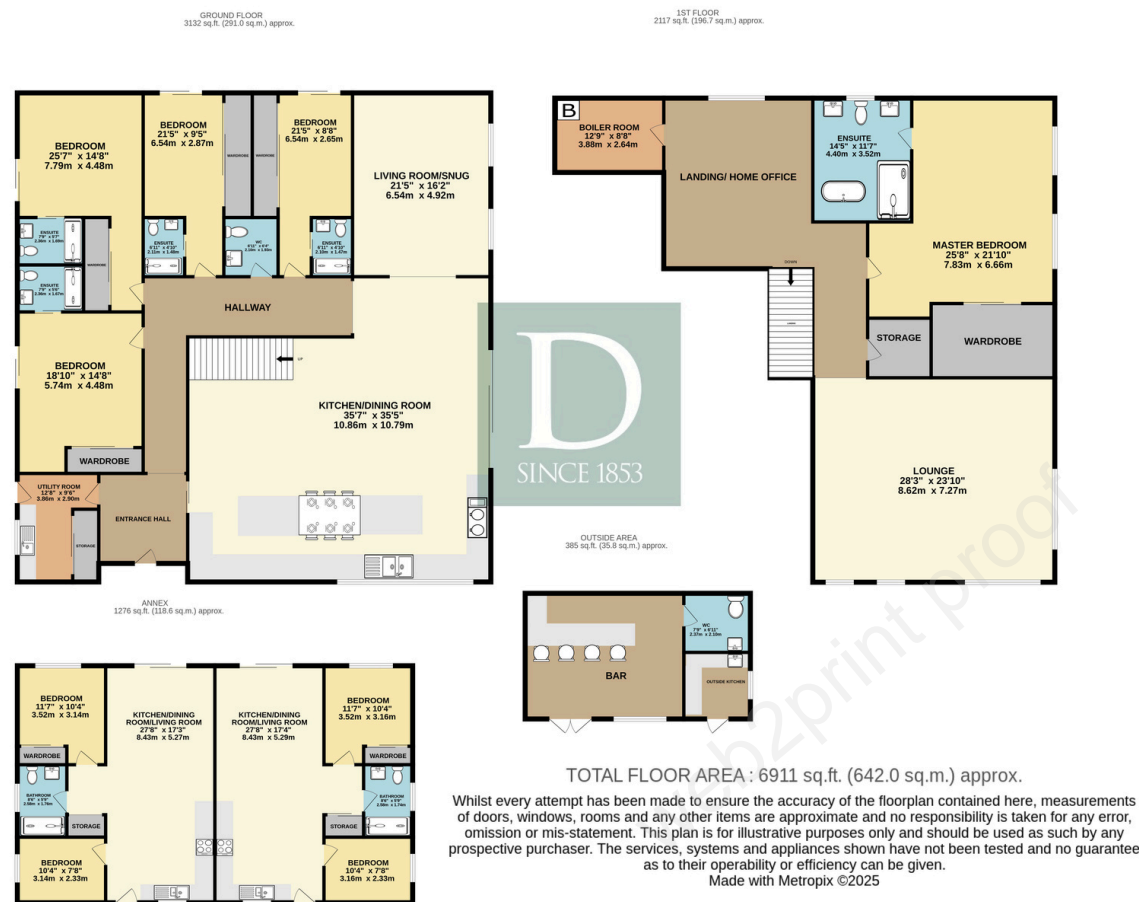


PERFECT FAMILY HOME

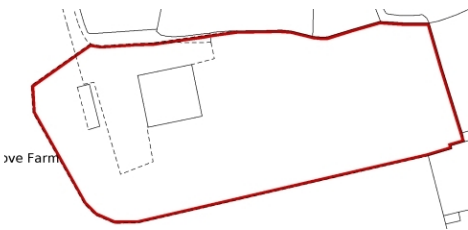




FLOOR PLAN



LOCATION PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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