



BROADWAY HOUSE

BROADWAY, WICKHAM SKEITH, EYE, IP23 8LT



A charming unlisted period house with an abundance of character and superb gardens and grounds extending to 3.7 acres (STMS)

Broadway House is a delightful period home with later additions situated on the edge of the village of Wickham Skeith with a rural aspect to front and back. It offers superbly presented accommodation with an abundance of charm and character and the space has an excellent flow plus offers huge versatility. On the ground floor there is a spacious entrance hall that currently incorporates a useful study area. The property was previously used as a shop in its past and there is a delightful room with original internal window that the vendors currently use as a ground floor bedroom which works well as it is served by a shower room opposite. At the heart of the house is a dining room with inglenook fireplace and an inner lobby connects this room with the spacious sitting room. At the rear is an impressive garden room which forms a perfect place for entertaining and this connects with the 'L-shaped' kitchen/breakfast room. There is also a large utility room.

On the first floor are three double bedrooms and a family bathroom, with the principal bedroom benefitting from an en-suite shower room.

Broadway House is approached from the road via a gravel driveway leading to parking for several cars and the double garage. There is a useful secondary drive along the lane servicing the paddocks and stables. The gardens and grounds are a delightful feature of the property having been lovingly landscaped by the current vendors and they have been cleverly divided into distinct areas including formal lawns with established well-stocked borders, an excellent kitchen garden and delightful re-wilding area with meandering paths. There is a useful utility area with a greenhouse and also to the rear of the garage is room that the vendors currently have as a home office. The remainder of the land which is edged by immaculate hedging is sectioned into paddocks, stables and a haybarn making it perfect for those with equestrian interests or even a smallholding.













 Land App



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LOCATION

The village of Wickham Skeith is situated in the heart of East Anglia offering a variety of activities including the annual village fete. There is easy access to the A140 which connects Ipswich and Norwich. The towns of Eye and Diss offer a wide range of sporting, recreational and commercial opportunities. In Diss there is a main line train station linking Norwich and Ipswich with London. (Journey time from Diss to London is approximately 90 minutes) The mainline also runs via Stowmarket which is a short drive away and again has a direct service to London Liverpool Street Station.

SERVICES

Oil fired central heating. Mains drainage, water and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band F

ENERGY PERFORMANCE

E Rating

VIEWING

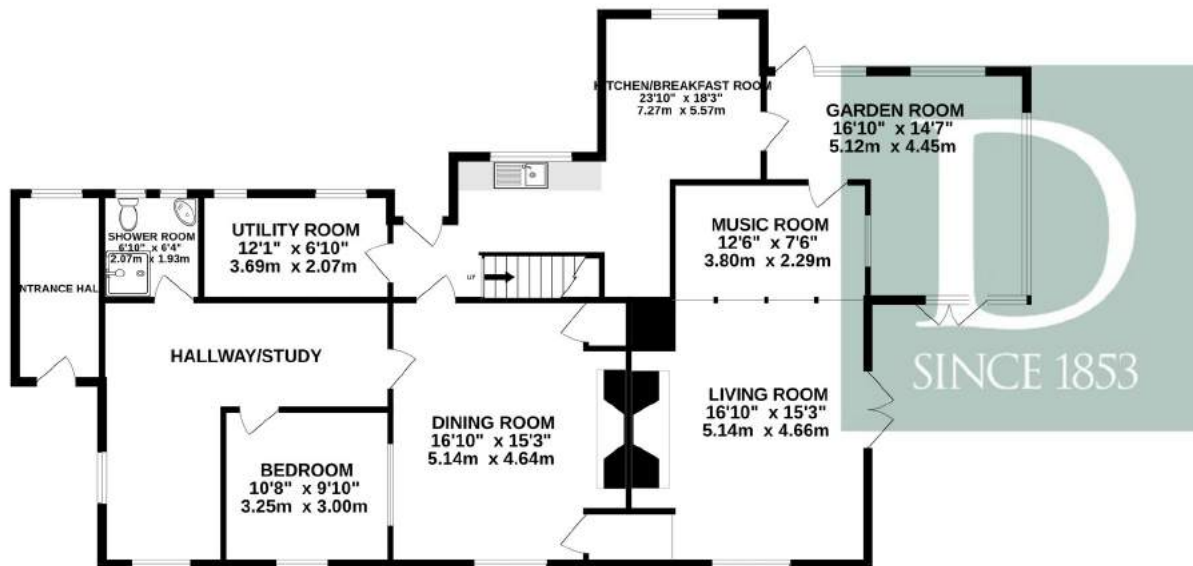
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

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 us if you would like to discuss.

FLOORPLAN

GROUND FLOOR
1520 sq.ft. (141.2 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2336 sq.ft. (217.0 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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