



WHITE HOUSE FARM

OLD NORWICH ROAD, YAXLEY, EYE, SUFFOLK, IP23 8BH



White House Farm is located on the eastern side of Yaxley village and comprises a principal residence and completely self-contained Annex.

The property is an attractive 17th Century house with later additions. The principal rooms are superbly proportioned and flooded with light from the large south-facing window. They are afforded views to the front overlooking the lake. The house has been adapted over the years and buyers are likely to want to reconfigure to suit their needs and it is now considered the house would benefit from modernisation. There is an attached garage to the rear but space to the side for further garaging subject to planning permission. There is a sweeping lawn to the front of the house that then wraps around the lake. To one side is a former orchard.

This is a very substantial house and annex arranged on three floors with seven bedrooms and extending in all to about 6336sqft.

LOCATION

The property is located to the west of the A140 a few hundred metres from the eastern central hub of the village. The market town of Diss is about 4.8 miles with its main line rail link to London Liverpool Street. Ipswich is 20 miles and Norwich 24.7

miles being the central commercial shopping centre for the County. The A12/M11 to London and the A14 to the west are natural routes out of the county.

THE FARMHOUSE

The Drawing Room, Sitting Room and Dining Room all have full southerly aspect with that noticeable Georgian feel to the room geometry and detailing including fireplaces.

There is a Reception Hallway with imposing staircase off to the first floors where there are five bedrooms. To the rear of the house there is a Stud, Kitchen and Utility Room. Attached to the east is an office and conservatory with enclosed walled garden.

THE ANNEX

This is completely self-contained with separate access although with interconnecting doors through to the main house.

There is a kitchen, sitting room and separate wc on the ground floor and two bedrooms with bathroom on the first floor.

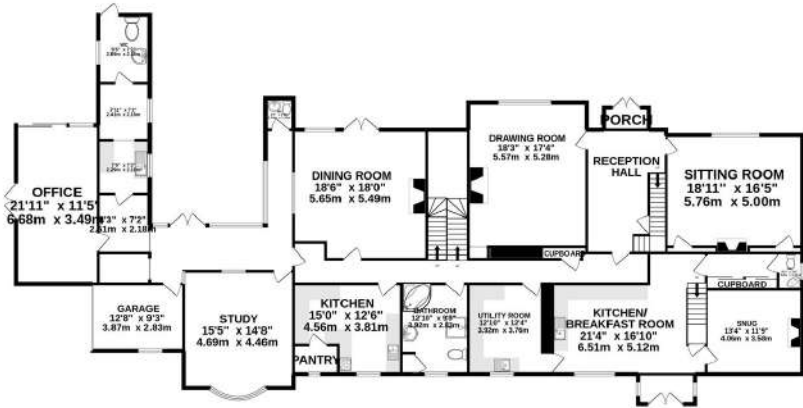


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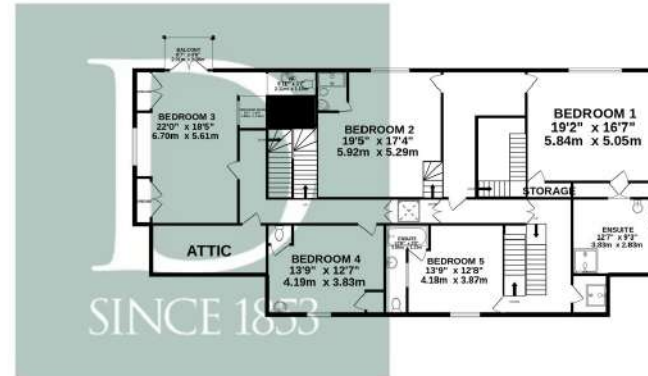
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GROUND FLOOR
3540 sq.ft. (328.9 sq.m.) approx.



1ST FLOOR
2366 sq.ft. (219.9 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 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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IN ALL APPROX
2.69AC





ACCOMMODATION

Area	Sam	Soft
Main Residence Ground Floor	284.11	3054
Main Residence First Floor	180.22	1937
Main Residence Second Floor	23.48	252
Annex Ground Floor	56.07	602
Annex First Floor	34.11	366
Annex Second Floor	11.46	123
Total	589.4	6336

SERVICES

- Mains electricity
- Private foul drainage system
- Metered mains water
- There are two oil fired boilers which run wet radiator systems

THE GARDEN

The house is south facing overlooking the formal gardens which have as their focal point a rather beautiful pond, the whole mainly hedged boundaries and mature trees set behind an ornate wall on the Old Norwich Road frontage. The site overall extends to about 2.69ac (1.09ha).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band: G

VIEWING

Viewing is strictly by appointment with the vendors' agent Diurrants

CONTACT US

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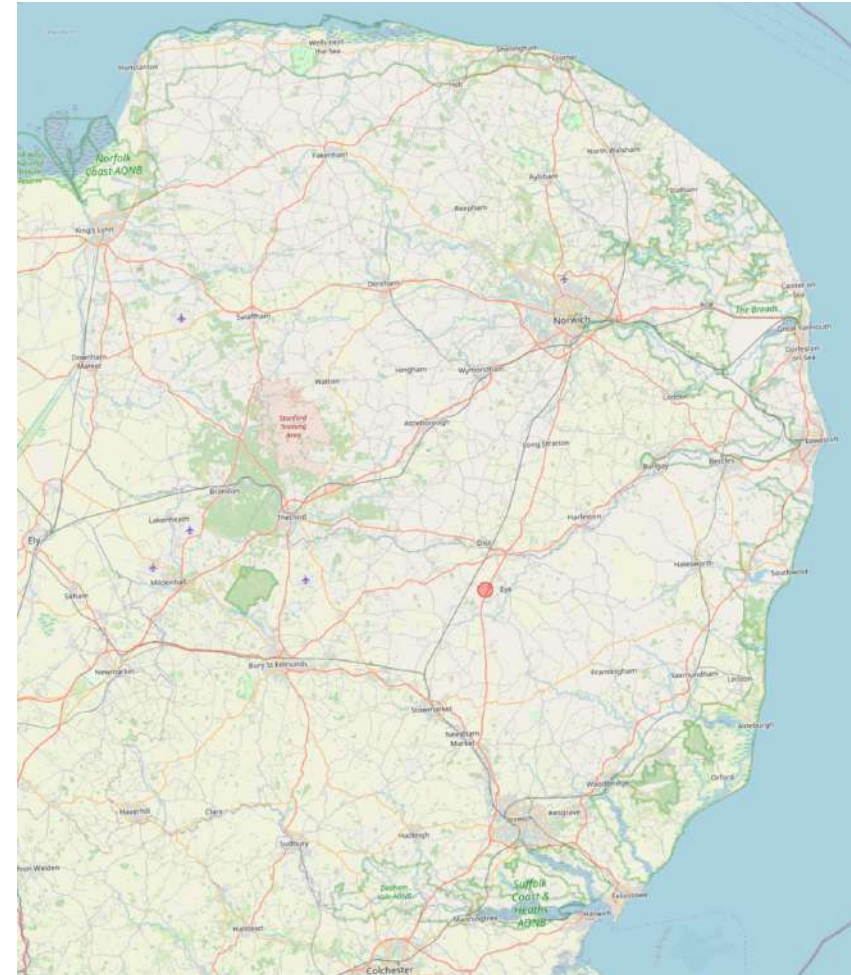
Email: harleston@durrants.com



SITE PLAN



LOCATION PLAN



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

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