



LITTLE HEMPLANDS

SYLEHAM, EYE, IP21 4LT



A charming detached four bedroom period home located in the well regarded village of Syleham

Little Hemplands is a delightful detached period home dating back to the early 1800's. The property offers highly versatile and well-presented accommodation with an abundance of character and period features.

The current owners use the rear door as their primary entrance. This leads to the open plan kitchen/ breakfast room, with bespoke units and an exposed chimney breast with feature range cooker. There is also a convenient utility room, useful walk-in pantry and downstairs W.C. The remaining downstairs accommodation consists of the dining room, sitting room and conservatory. A substantial feature of the dining room is the exposed red brick fireplace with inset wood burning stove. There is a door through to the sitting room where you have the other side of the exposed fireplace. The sitting room leads through to the conservatory which boasts delightful views of the garden and benefits from double doors leading out to the terrace. Stairs rise from the rear entrance hall to the first floor where you have four bedrooms, the principal with an en

suite shower room and there is also a separate family bathroom.

The property sits well in its' grounds and the total plot extends to just over a third of an acre. It enjoys wonderful wrap-around gardens which are mainly laid to lawn. There is a sweeping driveway to the front providing ample off road parking. A large timber building sits within the plot which can be used as a workshop and/or garage. In addition, there is a garden store and wood store attached to this building.

SERVICES

Oil fired central heating. Mains electricity and water. Private Treatment Plant, installed Feb 2024. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Mid Suffolk Council & Tax Band C

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217



4



3



2



0.34
acres



7 miles



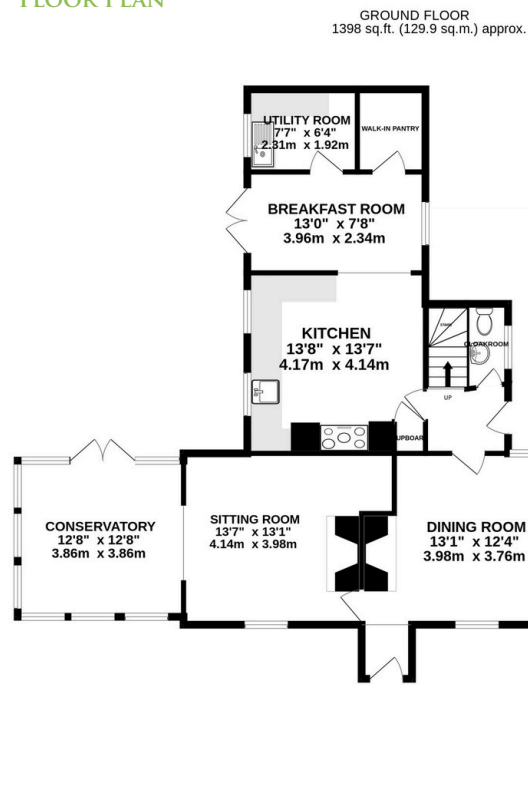
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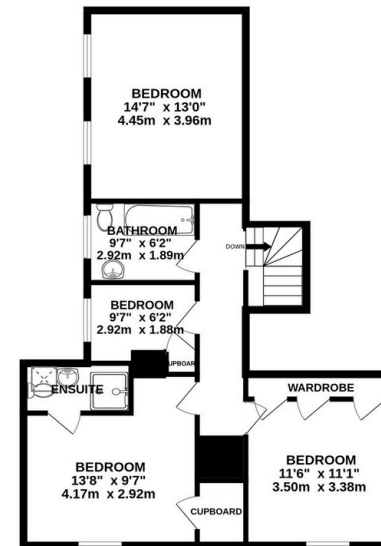




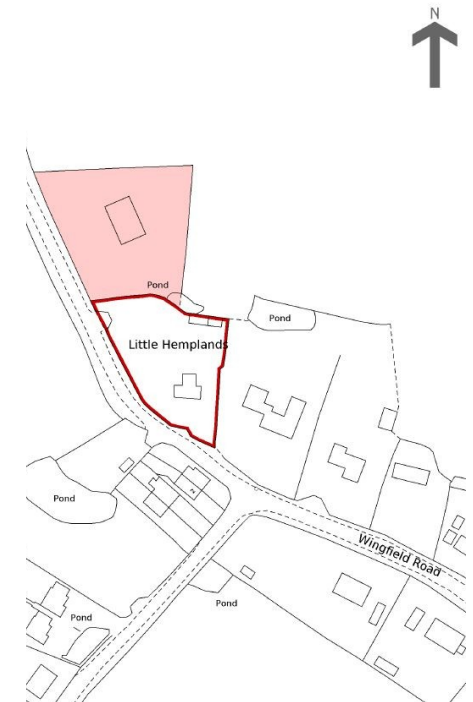
FLOOR PLAN



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



LOCATION MAP



TOTAL FLOOR AREA : 2123 sq.ft. (197.3 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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