



# OLD POND HOUSE

WINGFIELD ROAD, SYLEHAM, IP21 4LU





An immaculate and charming detached unlisted period farmhouse in a sought-after location with delightful established gardens and paddocks in all about 6.29 acres

The property is a delightful unlisted period farmhouse with later additions. It has been upgraded by the current vendors and now offers spacious, characterful and immaculate accommodation. Throughout the house is a wealth of exposed timbers. In addition to the house is a delightful range of outbuildings including two oak framed garages, workshop and stores plus a first floor home office/ gym.

The front door with feature stained glass opens to an entrance hall. There is a double aspect sitting room to one side with impressive fireplace and woodburning stove. At the heart of the house is a charming snug with stairs to the first floor and another woodburning stove. A spacious dining room opens to the delightful double aspect kitchen/breakfast room. Fitted with a comprehensive range of wall and base units, the kitchen has French doors opening to the terrace connecting the house perfectly with its garden. There is an excellent vaulted utility/boot room with door to the garden and door to a shower room. On the first floor there are four spacious bedrooms,

each with their own character and charm. There is a superbly appointed bathroom with rolltop bath and separate shower.

The gardens wrap around the property and are a delight having been landscaped by the current vendors incorporating sweeping lawns, mature borders with wide array of shrubs and trees. Beyond the garden is a superb parcel of land consisting of a fenced paddock with road access, kitchen garden and then two open paddocks divided by an established hedge. It is a perfect property for those wishing to keep horses, a smallholding or simply wanting rural space.

#### SERVICES

Oil fired central heating. Drainage via private treatment plant. Mains 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 and Tax Band F



4



3



2



6.29  
acres



8 miles



EPC



















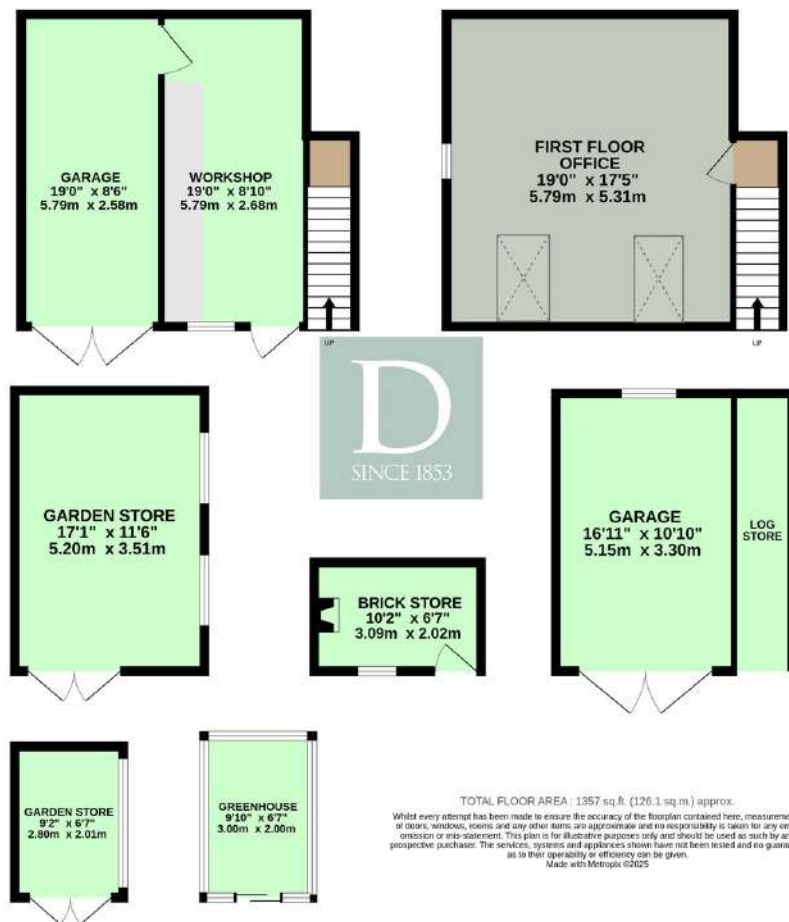
GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

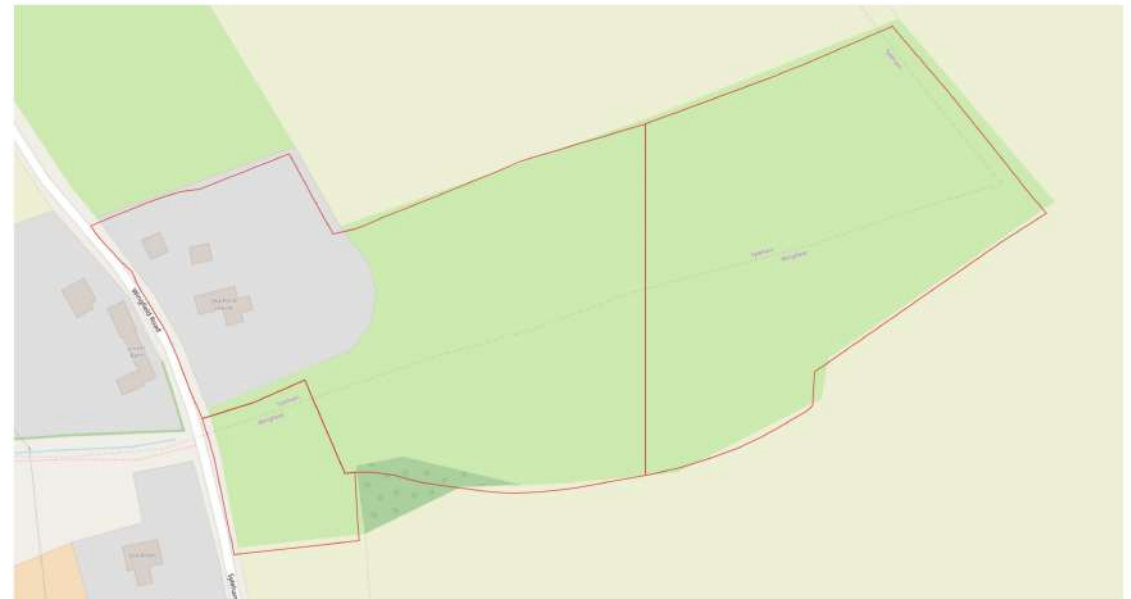


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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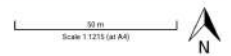
GROUND FLOOR  
1357 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 sq.m.) approx.  
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