



RED ROOFS

TOP ROAD, WINGFIELD, DISS. IP21 5QT



A spacious and attractive Grade II Listed farmhouse with an abundance of character and huge potential. It is set in a delightful semi-rural position backing on to farmland

The property is an attractive and spacious detached Grade II Listed former farmhouse with a wealth of character, charm and exposed timbers. The house has recently been repainted internally but it is considered that the property now offers enormous potential for further updating.

The front door opens to the entrance hall with spiral staircase to the first floor. The ground floor is dominated by a superb 30 feet drawing room with fireplaces at either end including an impressive inglenook fireplace. There is a separate dining room off the kitchen with brick paved flooring and an AGA. The kitchen is fitted with a range of painted farmhouse style wall and base units and has a door to outside. There is a separate utility room with a door to the ground floor shower room. On the first floor there is an impressive triple aspect principal bedroom and 3 further bedrooms plus a family bathroom with bath and separate shower. Each bedroom has its own character and exposed timbers.

The property is approached from the road via a gravel driveway

proving parking for several cars. The gardens wrap around the property and are largely laid to lawn and bordered by mature hedging. They abut open farmland to the rear providing a delightful semi-rural, yet convenient setting.

LOCATION

Wingfield is a peaceful village, located 3 miles from Stradbroke which has health facilities, sports facilities and public house. Wingfield Barns, visual and performing Art Centre, St Andrew's Church, The De La Pole Pub and the Good, Bad and Hungry Cafe, are all within walking distance of the house and popular tourist attractions in East Anglia and the village. Harleston (5 miles away) offers a larger range of services including schools and shops.

SERVICES

Oil fired central heating. Mains water and electric. Drainage via septic tank. (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 F



4



2



2



0.4
acres



9 miles

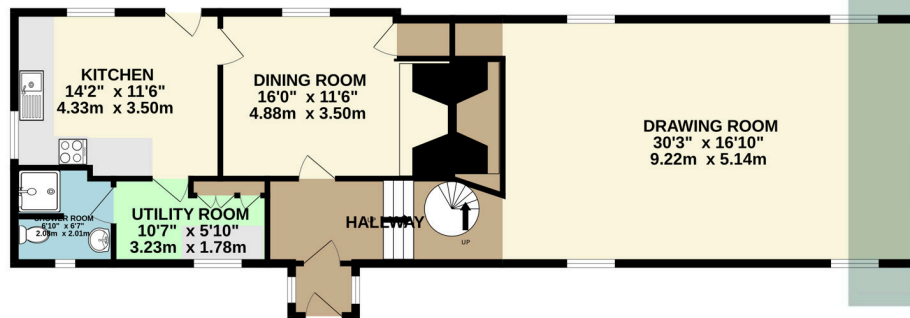




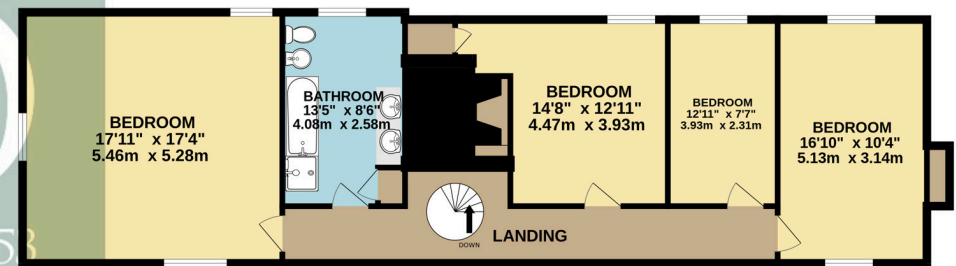


FLOOR PLAN

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 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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