

*A period, five bedroom house along with an excellent array of outbuildings including a Suffolk barn, offices, stables and cart lodges, set in over 3.5 acres within the Parish of Hoxne 6 miles from Diss.*

Guide Price  
£850,000 Freehold  
Ref: P7560/C

Gate House Farm  
Syleham Road  
Hoxne  
Suffolk  
IP21 5BZ



**House** - dining room, drawing room, kitchen/breakfast room, snug, study, utility room and cloakroom. Five first floor bedrooms, bathroom and shower room. Attic rooms.

**Outbuildings** - impressive timber frame Suffolk barn, stables, three offices, cart lodges and stores. Substantial hardstanding. Formal gardens and meadows in all extending to approximately 3.6 acres.

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## Location

Gate House Farm is situated within the sought after Parish of Hoxne, a mile away from the village itself. Hoxne is a pretty, historically important village in north Suffolk with active local community. The village has a medieval church, a public house, The Swan, and primary school. Within the local area are a number of attractive villages and market towns. Fressingfield is about 4 miles and is home to the highly regarded Fox and Goose restaurant. Laxfield is just over 8 miles and has two pubs and a small Co-op supermarket. The historic market town of Eye is just over 4 miles. Harleston is 5.5 miles and Framlingham about 13 miles. Diss, which has rail links to London's Liverpool Street Station is just over 5 miles. The county town of Ipswich is approximately 25 miles and Norwich, is equidistant and is one of the largest city's in East Anglia and has a wide selection of restaurants, bars, café's and a cathedral. Local amenities can be found at Stradbroke which has a gym, swimming pool and tennis courts. Diss Leisure Centre has a gym and swimming pool.

## Description

The house itself is of timber frame construction with rendered elevations under a tile roof. It is believed to date from the 16th century and is Grade II\* Listed. Throughout the house are bespoke oak doors. Of particular note are the fluted beams in the drawing room and dining room as well as blocked mullion windows. The house offers well laid out accommodation and gives an incoming buyer, the opportunity to sympathetically modernise if desired. A front door leads to the reception hall, off which is the drawing room and dining room. The dual aspect dining room benefits from tall ceilings with exposed beams and stud work. It has a fireplace with woodburning stove and enjoys views over the gardens. The drawing room is again dual aspect and overlooks the front of the property as well as an inner courtyard. This too has a fluted beam and mullion windows as well as a woodburning stove. Off this is a small study with window to the front of the property and also a snug. The kitchen/breakfast room has high and low-level wall units and is home to an AGA that can also be used to heat the hot water. There is space and plumbing for a dishwasher and fridge. The kitchen has windows to the front and rear of the property. A door leads into a rear hallway with fitted cupboards and a door to the exterior. There is also a door into the old dairy. This utility room is dual aspect and has an oil-fired boiler, space and plumbing for washing machine and a sink. Off this is a shelved pantry and cloakroom with WC. From the sitting room, there is a door to a lobby which has an exterior door and stairs to the first floor landing. Here is access to the bedrooms, bathroom and shower room. Each of the bedrooms is a double. The bathroom comprises a bath, bidet, WC and handwash basin. The shower room has a WC, handwash basin and shower unit. From the first floor landing are stairs rising to the attic rooms. Whilst these are very useful stores, one room in particular can be used as a sixth bedroom if desired and has window overlooking the meadow.

## The Outside

There are two main access points to the property, a drive to the front of the house where there is a shingle parking area, and a further drive leading direct to the outbuildings where there is concrete hardstanding. Here is the Suffolk barn which is an impressive building of timber frame construction with part rendered elevations under a pantile roof. It is individually Grade II Listed and it is envisaged that the local planning authority would look favourably upon an application to convert this and the range of buildings to a separate dwelling. The main barn, which incorporates part of the adjacent office, measures approximately 50' x 19' plus bays. Adjoining this is a partly enclosed cart lodge and also a stable with adjacent open bay. Adjoining the barn is a brick built office that could have a multitude of uses. In recent decades it has been used as a children's nursery and is sub-divided into sections including cloakroom/WC facilities. There is night storage heaters and in total measures approximately 47' x 16'. Opposite this is a further office which was used in conjunction with the nursery. This is of predominantly timber construction with weatherboarded elevations under a tiled roof. It measures 26' x 13' and contains a night storage heater. In addition is a further timber building with part weatherboarded elevations under a tiled roof which contains a store, double cart lodge, garage and an additional office with night storage heater. In total this measures approximately 45' x 21'. There is also a clay lump former pig building/store that measures approximately 18' x 12'.

The more formal gardens lie adjacent to the house, where there is grass, trees and a pond. To the rear of the



house is a brick paved inner courtyard where there is a loggia which has a barbeque, stove and sauna.

Beyond the formal gardens is the meadow which is enclosed by fencing and hedging. This has an independent access point onto the road and measures approximately 2.1 acres. In all, the grounds extend to approximately 3.6 acres.































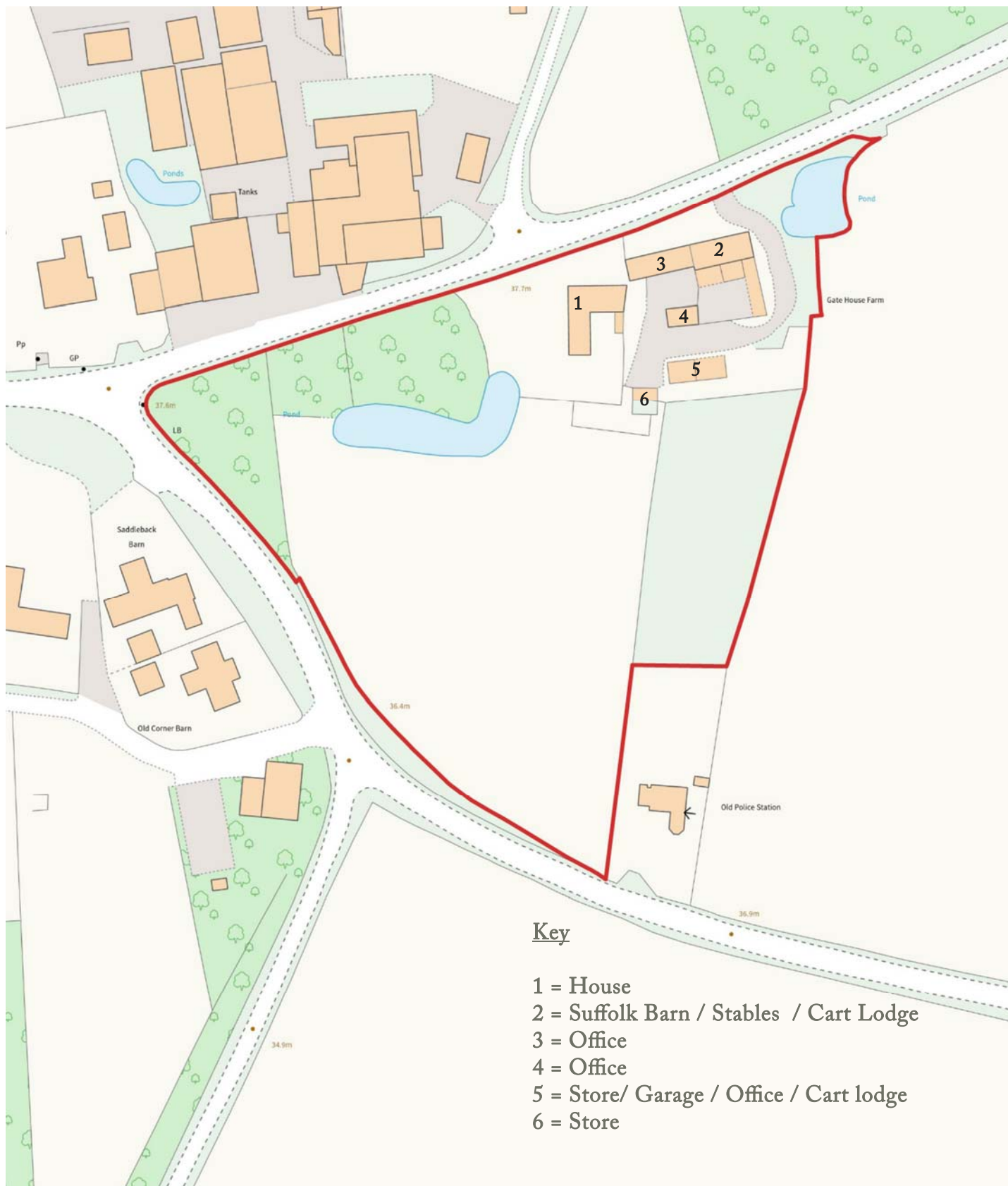








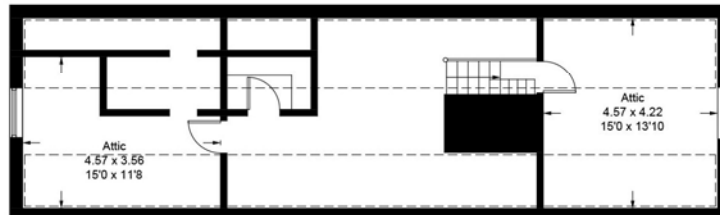






# Gate House Farm, Hoxne

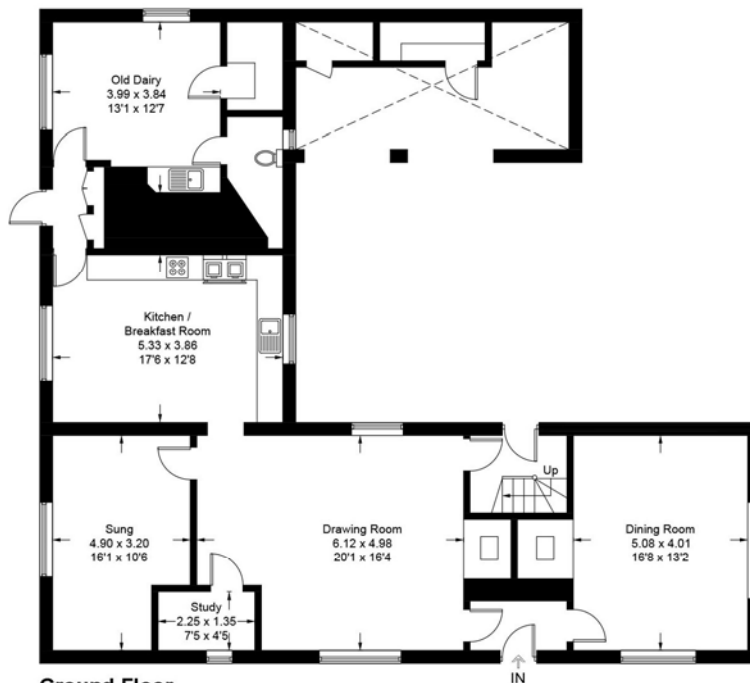
Approximate Gross Internal Area = 340.6 sq m / 3666 sq ft



**Second Floor**



**First Floor**



**Ground Floor**



*Viewing* Strictly by appointment with the agent.

*Services* Mains water, mains electricity (x 2 supplies). Oil-fired central heating with electric night storage heaters in the offices. 2 septic tanks (whilst the vendor believes that the septic tanks work in a satisfactory manner, they are unlikely to comply with modern regulations . A buyer may wish to install a new sewage treatment plant/s and the cost of this has been taken into account within the guide price)

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = Exempt as Listed.

*Council Tax* Band G; £3,435.02 payable per annum 2024/2025

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Whilst the property stands in a pleasant rural setting, it should be noted that there is an egg packing plant opposite and whilst this does not create odour or problems for the vendor, there are traffic movements from large vehicles.

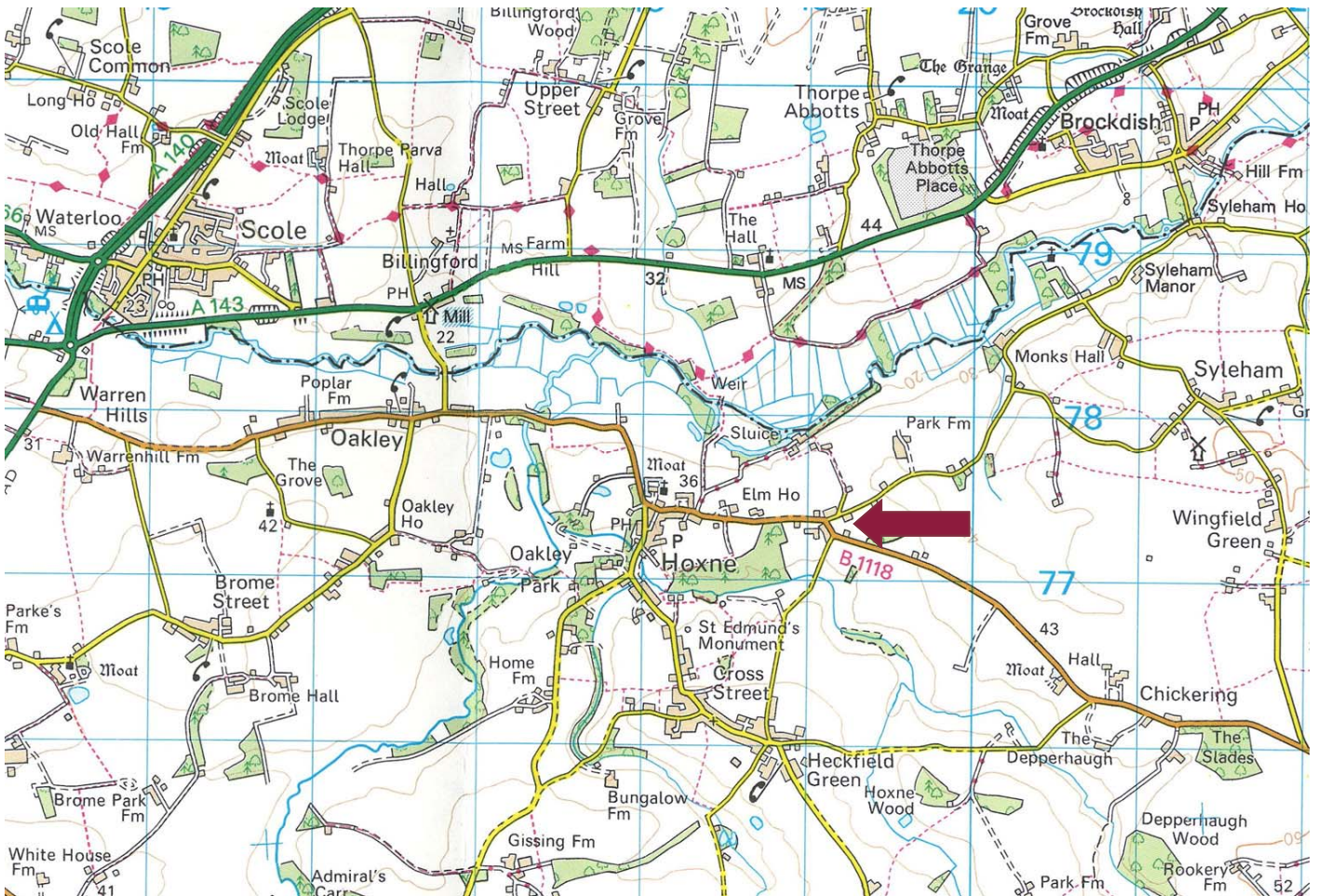
*March 2025*



## Directions

From Framlingham head towards Stradbroke then continue in a northerly direction on the B1118. Take the lane on the right signposted to Syleham where Gate House Farm will be found on the right hand side.

What3Words location: [///toolkit.ounce.vehicle](http://toolkit.ounce.vehicle)



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