

*A superb, moated farmhouse with substantial buildings, delightful gardens and grounds extending to over 2.5 acres, located on the edge of the village of Wilby, Near Stradbroke.*

Guide Price  
£875,000 Freehold  
Ref: P7579/C

Church Farm  
London City Road  
Wilby  
Eye  
Suffolk  
IP21 5LT



Dining hall, drawing room, study, kitchen, garden room and downstairs cloakroom.

Three first floor double bedrooms and bathroom.

Two second floor rooms and bathroom.

Delightful moated gardens, along with a wild flower meadow.

Ample parking.

Substantial agricultural/store buildings.

Bespoke timber framed greenhouse.

In all, grounds extending to over 2.5 acres.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Church Farm is located within the rural village of Wilby, with its fine Grade I Listed church, nursery school and primary school. The village also benefits from a well served village hall. It is within 2 miles of the popular large village of Stradbroke, which offers a range of individual shops, primary and secondary schools, a doctors surgery, a library, leisure facilities including a sports centre with swimming pool and gym and also public houses. The market town of Framlingham is approximately 7 miles and Diss, approximately 11 miles. Both offer a range of shops, along with extensive leisure facilities, pubs, cafes and restaurants. Diss has both Tesco and Morrisons supermarkets, and also direct railway links to London's Liverpool Street Station and Norwich.

## Description

Church Farm is an attractive Grade II Listed timber framed dwelling with rendered elevations under a roof which was re-tiled in 2017. It is presented to a particularly high standard and offers free flowing accommodation over three floors. The property has timber framed double glazed windows and doors throughout as well as an oil-fired central heating system. A porch has a door opening to the dining hall. This room has exposed timbers and an inglenook fireplace with Jotul glass fronted woodburning stove. There is a window overlooking the front garden and stairs rising to the first floor landing. Off this is a study, drawing room and kitchen. The spacious study has a window to the front of the property, brick flooring and bespoke cupboards and shelves. The dual aspect drawing room is of particular note with its exposed beams and brick fireplace with woodburning stove. It has windows overlooking the gardens and moat. The kitchen overlooks the rear garden and is fitted with high and low-level wall units which have space and plumbing for a dishwasher, fridge and electric range cooker with bottled gas connection. There are woodblock worksurfaces and recessed spotlights. Off this is a utility space with a butler sink, space and plumbing for a washing machine and fridge, and also a cupboard housing the hot water cylinder and accumulator tank. From the kitchen is access to the garden room. This newer addition to the house has a vaulted ceiling and windows overlooking the gardens. There is also a stable style door to the exterior. The rear hallway has a door to the exterior and also to the downstairs cloakroom which has a WC and feature handwash basin. Here there is a fitted cupboard and hanging rail.

The first floor landing has stairs rising to the second floor, exposed timbers including a blocked mullion window, as well as a window overlooking the rear garden. Off this are three double bedrooms. The spacious dual aspect principal bedroom has fitted wardrobes, exposed studwork and beams, as well as exposed floorboards. In addition is a walk-in wardrobe. The second bedroom also has exposed beams and floorboards, fitted wardrobes and window with fine views over the front garden. The third bedroom can also be used as a double or large single. In addition is a bathroom that comprises a shower, bath, handwash basin and WC. There is a window with views over the gardens.

On the second floor are two rooms, both of which have been used as bedrooms. Located between them is an open bathroom with WC, handwash basin and bath. The rooms have a vaulted ceilings with exposed timbers and gable end windows as well as a conservation skylight.

## The Outside

The property is approached off London City Road via a driveway just serving Church Farm. This leads to the parking area and the substantial agricultural/former agricultural buildings. The first, which has sliding doors at both ends measures approximately 59' x 32'. It has a minimum ceiling height of approximately 18'. Adjoining this is the workshop and open garage. The workshop measures 30' x 14' and the open garage, 45' x 30'. Beyond the substantial parking area is the bespoke timber frame greenhouse which measures 26' x 8' minimum. There is also a garage/potting shed measuring 22' x 12'. Beyond this is another substantial former agricultural barn measuring 59' x 33'. All of the buildings have power connected and the open garage and greenhouse have water connected.

The more formal gardens surround the house itself and are enclosed by the moat. These have been beautifully maintained by the vendors. Predominantly laid to grass, they contain an abundance of shrubs, annuals and perennials. To the rear of the house are sandstone paths which include vegetable beds. The wild flower meadow can be accessed via the parking/buildings or from a pedestrian bridge over the moat.



This area is laid to grass and contains maturing trees. It is enclosed by fencing and enjoys views over open countryside. It also includes a pond. The grounds extend to over 2.5 acres.








































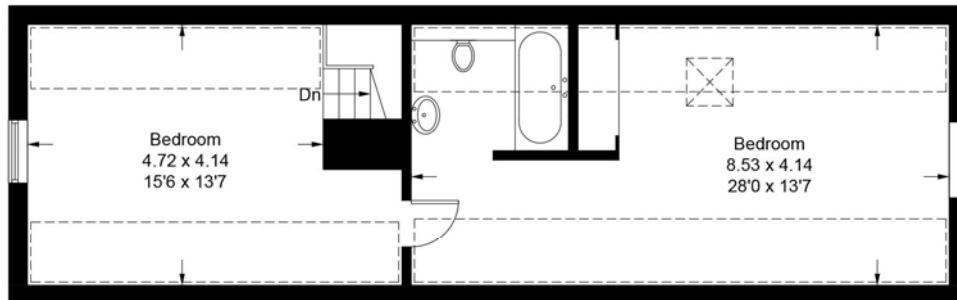


# Church Farm, Wilby

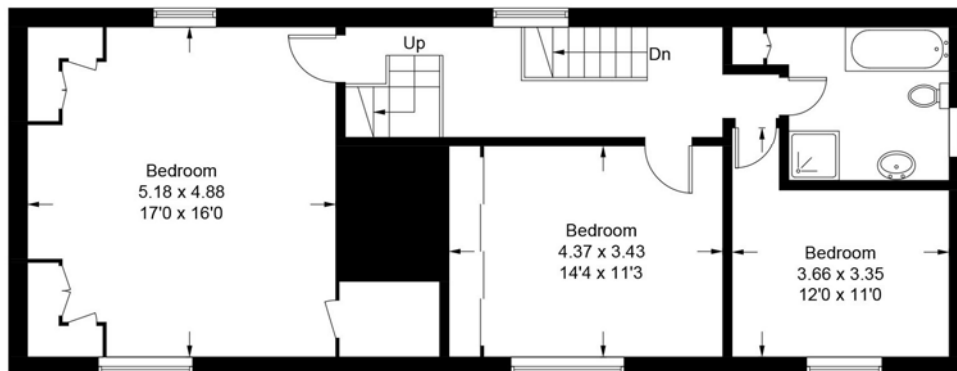
Approximate Gross Internal Area  
270.6 sq m / 2913 sq ft



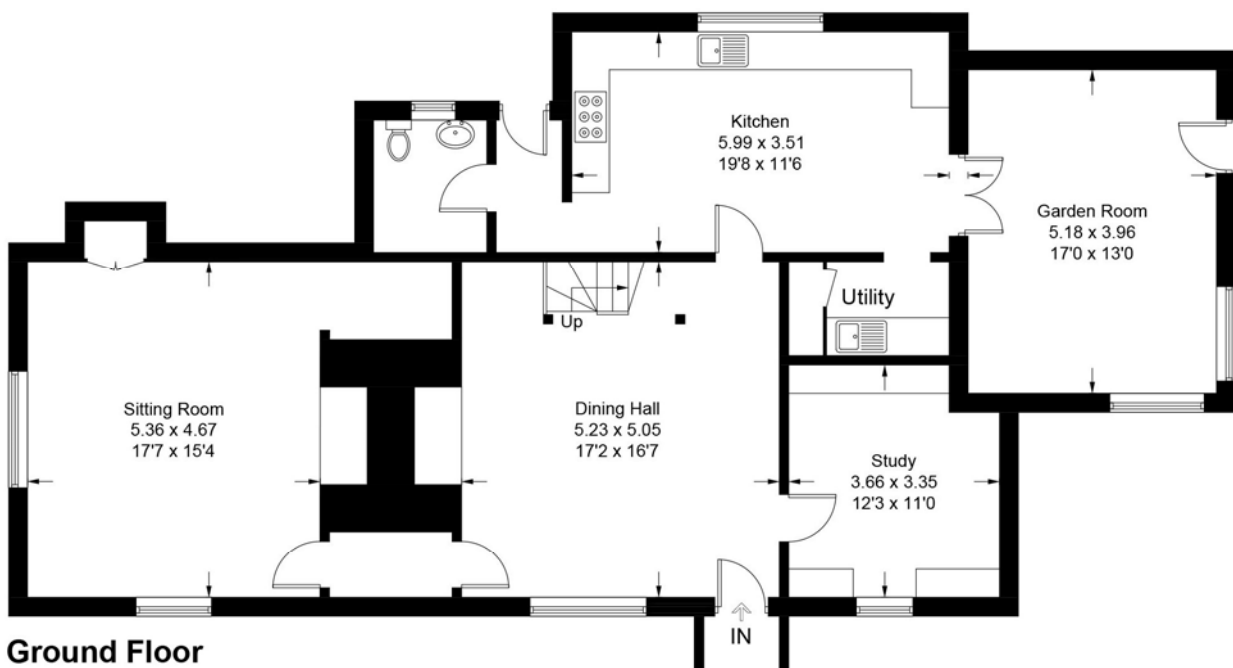
 = Reduced headroom below 1.5m / 5'0"



**Second Floor**



**First Floor**



**Ground Floor**





*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity (two supplies - one for the house and one for the buildings), mains water and modern private sewage treatment plant. Oil-fired central heating (new external boiler 2022).

**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 = E (Copy available from the agents upon request).

*Council Tax* Band F; £3,121.20 payable per annum 2025/2026

*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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

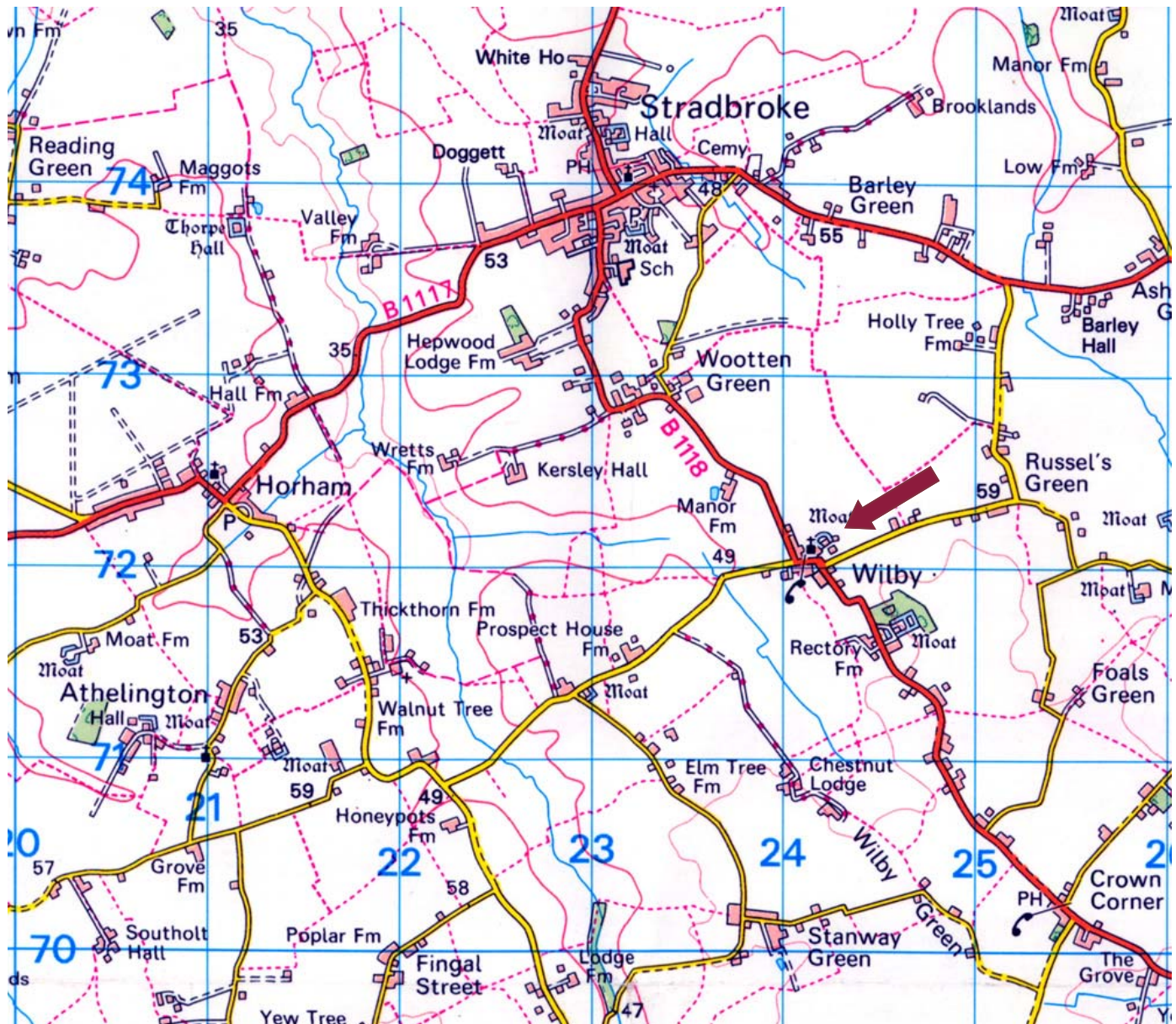
4. The agricultural buildings/barns are clad with asbestos.

*April 2025*

## Directions

From Framlingham, take the B1116 to Dennington. At the junction with the A1120 turn right and then immediately left. Continue on the B1116 towards Laxfield. After approximately 1.5 miles, turn left where signposted to Stradbroke and Wilby. Continue through Brandish and into Wilby village. Having passed the primary school on the left, take the next road on the right, London City Road. The drive to Church Farm will be found on the left hand side.

What3Words location: [///thumbnail.scramble.policies](http://thumbnail.scramble.policies)



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