

A most impressive four bedroom detached period house, enjoying far reaching field views, within walking distance of the village pub, shop and café.

Guide Price
£575,000 Freehold
Ref: P7601/C

Goulders Farm
Vicarage Road
Wingfield
Suffolk
IP21 5RB



Hallway, dining room, kitchen, sitting room, study and downstairs shower room.

Four first floor bedrooms and bathroom.

Second floor attic room and loft space.

Off-road parking.

Mature gardens, in all extending to 0.2 acres.

Contact Us



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Location

Goulders Farm is situated in the centre of Wingfield and **enjoys lovely views to the front over open countryside**. Within walking distance is the community shop, village church and pub, The De la Pole Arms. The village also benefits from a visual and performing arts centre at Wingfield Barns and popular café/bistro The Good The Bad and The Hungry. Harleston, which is 5 miles away, offers shops and schools. The village of Fressingfield is just over 2 miles and has two pubs and a shop. Diss railway station is approximately 9 miles and the town offers amenities including schools, health facilities, sports centres, supermarkets and a mainline railway station to London's Liverpool Street Station. The market town of Framlingham is 11 miles and The Heritage Coast with destinations such as Aldeburgh is 24 miles.

Description

Goulders Farm is a most impressive Grade II Listed detached house of timber frame construction with rendered elevations under a peg tiled roof. Of particular note are the mullion windows at the gable end of the house, exposed studwork and an intricately carved beam. In recent years, the house has undergone refurbishment works that have been sympathetically carried out so that it offers a mixture of comfortable modern accommodation, alongside original period features such as exposed beams and fireplaces.

A door to the rear of the house provides access to a reception hall that opens to the dining room. This has an Inglenook fireplace with woodburning stove and south-east facing windows to the front of the property with fields views. There are exposed timbers and a brick floor. Doors lead to the kitchen, sitting room, downstairs shower room and stairs rise to the first floor landing. The triple aspect kitchen has views over the front and rear gardens. It is fitted with a range of high and low-level wall units and there is space and plumbing for a range cooker with bottled gas connection. There is also space and plumbing for a dishwasher, washing machine and tumble dryer, and a ceramic sink with filtered water tap. In addition is a breakfast bar. In one corner is a cupboard housing the oil-fired boiler.

The cosy dual aspect sitting room has windows overlooking the garden and fields. There is a fireplace with woodburning stove and a shelved cupboard. The room opens to a study area which has floor to ceiling fitted shelves. The downstairs shower room is predominantly tiled and comprises a WC, handwash basin and large shower unit. On the first floor landing there is a window to the rear of the property and a built-in linen cupboard. Stairs lead to the second floor attic room and doors lead to the bedrooms and bathroom. The principal bedroom has exposed timbers and windows to both the side and the front. There are built-in wardrobes with hanging rails and shelving. The second bedroom is a double and has a window to the front, a fireplace and walk-in wardrobe. The third double bedroom has exposed timbers and a window to the front. Bedroom four is a dual aspect double bedroom and has a wealth of exposed timbers. Adjoining this is the bathroom which has relatively recently been refurbished in an attractive period style. There is a roll top bath, feature WC and period handwash basin sitting on a marble top dresser.

The second floor landing has a door into a particularly spacious attic room. This has Dormer windows to the front of the property and a further window at the gable end. It offers excellent storage and has great scope to be converted into further living accommodation if required and subject to the normal consents. It measures approximately 37' x 12' (sloping ceilings). A door provides access to a further loft store.

The Outside

To one side of the house is a shingled parking area for at least four vehicles. This leads to a timber garage which measures 18' x 8'5". Power is connected. A gate leads into the garden where there is a singled patio area abutting the rear of the house beyond which is a lawn that is enclosed by hedging and fencing. It contains mature trees and shrubs. At one end there is a Pergola. In all the grounds extend to 0.2 acres.









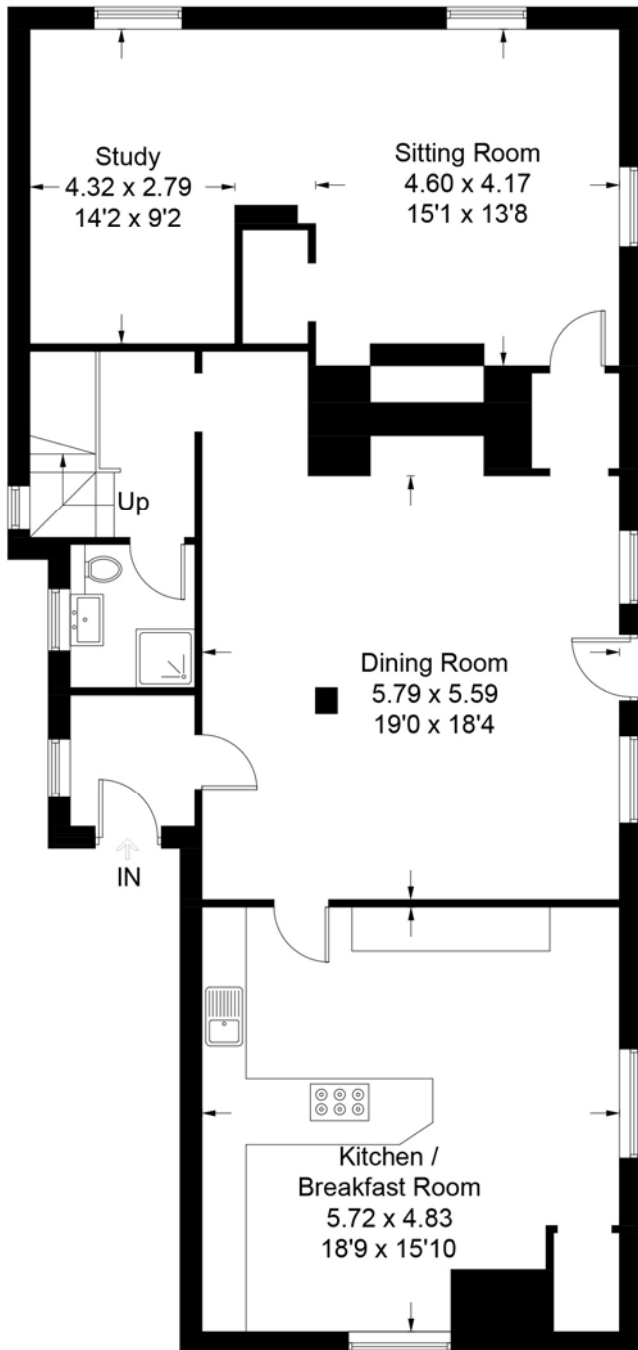




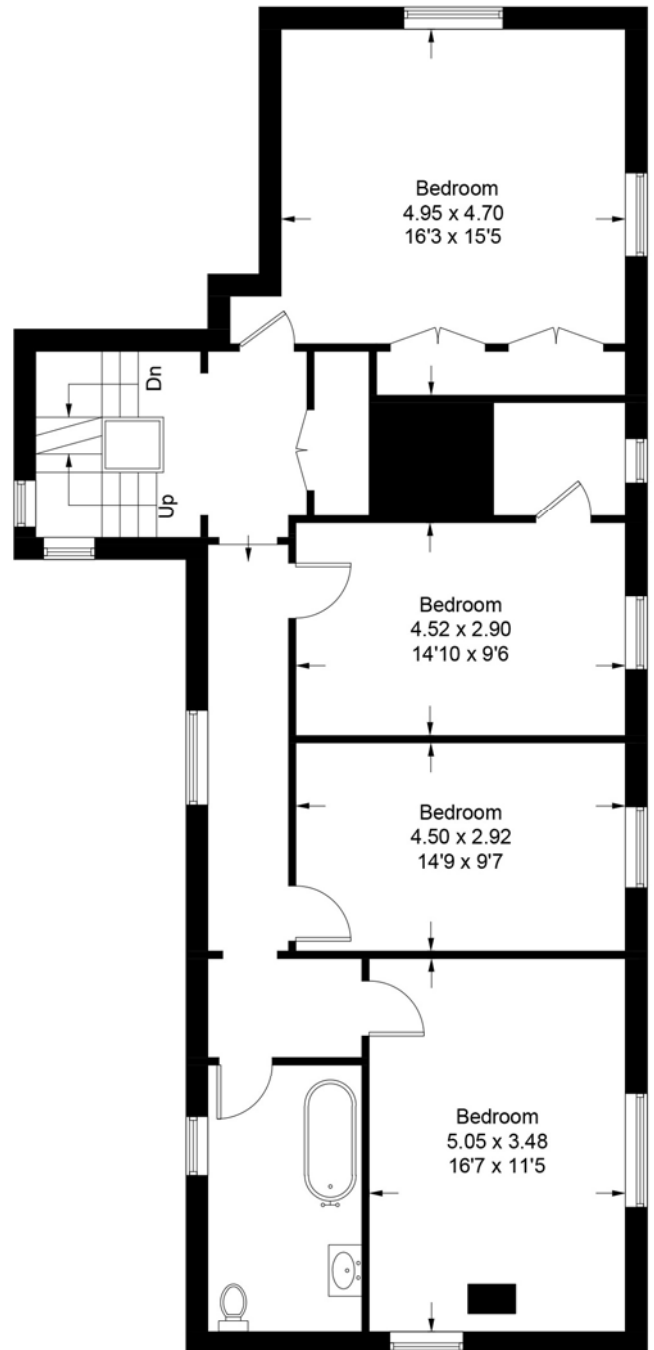


Goulders Farm, Wingfield

Approximate Gross Internal Area = 228.7 sq m / 2462 sq ft



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Oil-fired central heating. Private drainage system. It is understood that the septic tank runs into a drainage field within the grounds of the property.

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 = Not required as property is Listed.

Council Tax Band F; £3,114.02 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.

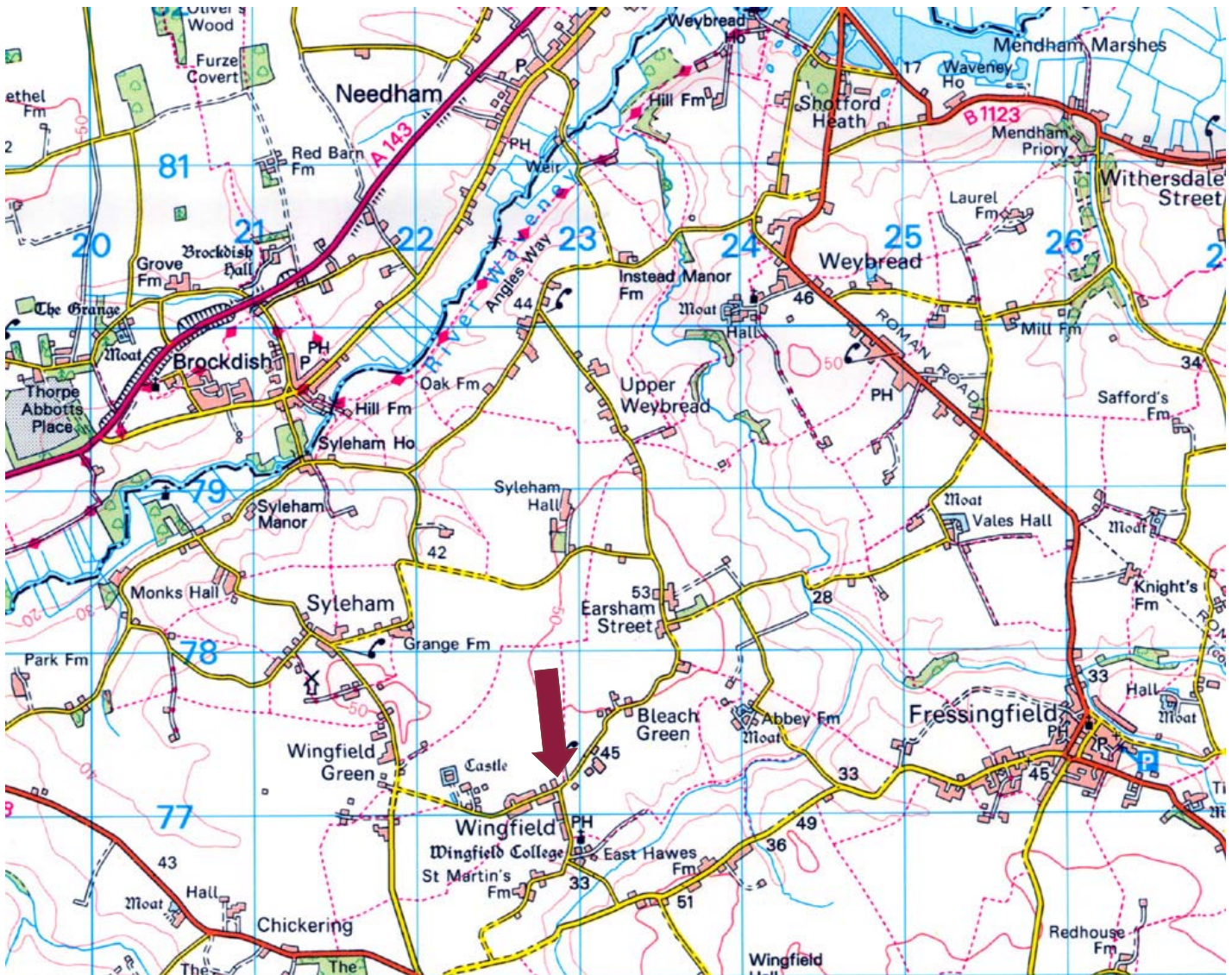
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

May 2025

Directions

Heading north from Stradbroke on the B1118, take the second road on the right towards Wingfield. Proceed along the road and then take the small lane on the left hand side which brings you into Wingfield itself. Pass Wingfield Barns on the right and De la Pole Arms Pub on the left. As you approach the T junction, Goulders Farm will be found immediately in front of you.

What3Words location: /// fond.kebabs.window



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