



'Rural Retreat with Pool'  
Wingfield, Suffolk | IP21 5QS



# WELCOME



This expansive property, set in its own large plot, is move-in ready with many recent upgrades yet also comes brimming with potential for further expansion and improvement. With five bedrooms, two bathrooms, two staircases and even two kitchens there is plenty of flexibility of use, whether that's multi-generational living, working from home or operating a holiday rental. This house will go in whatever direction you choose.











- Wonderful Rural Position
- Stunning Views All Around
- Heated Indoor Swimming Pool
- Once Was Two Cottages - Could Be Used as Two or As a Whole
- Two Kitchens
- Four Bedrooms and Two Bathrooms
- Three Reception Rooms and Delightful Garden Room
- Double Garage and Useful Studio Building with Further Outbuildings
- Around 4.5 Acres of Formal Gardens and Woodland (stms) - Bird Hide Within the Grounds
- No Onward Chain

Once two farm workers' cottages, now joined and subsequently expanded, this substantial red-brick house sits well back from the road, behind automatic gates and up a private track which it shares with the neighbouring farmer. If you're looking for peace and quiet, it couldn't be more private, sitting in its own sizable plot and with beautiful country views all around.



The two staircases and two entrances make possible a division of the property whether that's for guest quarters or a separate unit. At one end of the building, a large living room features impressive oak beams overhead, real pamment flooring beneath, and a fireplace with woodburning stove. A kitchen, possibly in need of some easy-to-achieve upgrading but otherwise perfectly functional, is open to this space and off it is a utility. A staircase rises from this room to two bedrooms and a bathroom immediately above making this collection of rooms into its own self-contained unit simply by closing doors.

The other sitting room - also beamed, with pamment flooring and wood-burning stove - is joined through two wide openings to a dining room at the rear of the property, a sunny spot where west-facing windows and a glass door draw light right to the centre of the building. Take note of the rather splendid built-in sideboard.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























Together these two rooms make an exceptional entertaining space, where guests can move easily between sitting, dining and outdoor areas.

Adjoining the sitting room is a magnificent new kitchen, a contemporary spin on the traditional with an induction hob and two under-counter ovens. Solid oak cabinetry runs around three elevations with a granite-topped central island. Wall units are absent, save for smart minimalist shelving, enhancing the lateral space. With plenty of room for a table at one end, and room for several chefs, this is a convivial space indeed.

At the back of the house is the owners' favourite spot, the long garden room. With a long run of west-facing windows looking out across the garden, and some more high-quality cabinetry, it's not difficult to see why they like spending time here.

A second staircase rises from the sitting room to three further bedrooms, making five in total, and another bathroom.

Both bathrooms have been recently refurbished and finished in smart large format stone tiles.

The swimming pool is housed in a warm Swedish style wood-lined room, and with French doors which open out to the garden, the pool is ideal for year-round use. The games room adjoining has a wet room and changing area for pool users.

Backing on to the pool house is the plant room (the heat pump and filter were replaced just two years ago)

and an area that the current owners were considering for conversion to an outside kitchen, an idea that would tie in nicely with plans for welcoming paying guests. There's more than enough room for them after all.

The garden is large and among its many features are box topiary, a pond, long herbaceous borders, and a large area of wonderful woodland, ready to explore. There are distant views, a new Rhino greenhouse, a vegetable garden and – we kid you not – an actual folly. This last is a tower constructed out of wood by the owner. Its purpose is unclear – as befits a proper folly – but it's great for admiring the view, bird and wild-life watching, a spot of water-colouring or simply enjoying a glass of wine at sunset. There is also a separate two-room wood-frame building known as “the dacha” – ideal for an artist's studio or as a place to work from home. If you're wondering how to maintain this enviably large space, all garden machinery is available under separate negotiation.

The historic village of Wingfield, just south of the River Waveney, is home to numerous listed buildings, including a castle. A peaceful village in a beautiful part of the county, at its centre are St Andrew's Church, Wingfield Barns which offers art, theatre and music events and a friendly local, the De La Pole Arms. The market town of Diss with supermarkets, boutique shops and The Corn Hall arts centre is just seven miles distant. From here, trains reach London Liverpool Street in just over an hour and a half.















# STEP OUTSIDE

## Agents Notes

Tenure: Freehold

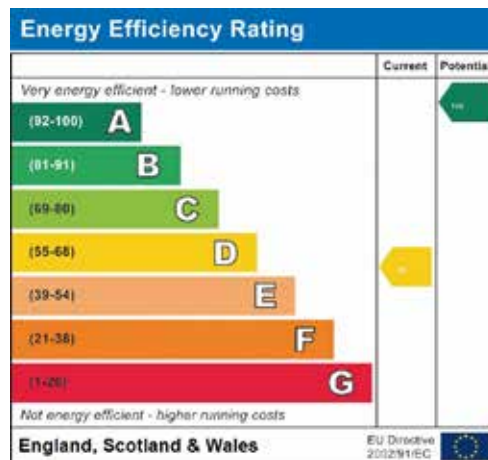
Local Authority: Mid Suffolk District Council – Band G

Services: Mains Electricity and Water, Private Drainage, Oil Fired Central Heating (2 Boilers). There is Fibre Broadband to the property.

There is a public footpath down part of the drive and across the woodland at the rear of the property, rarely used.

Directions: Proceed from the market town of Diss along the A143 in and easterly direction towards Harleston. Take a right hand turn signposted Brockdish. On entering the village of Brockdish take a right hand turn and follow the road into the village of Syleham. At the T junction take a right hand turn and follow Hoxne Road bear slight right then turn left into Weybread Road. Continue onto Syleham Hall Lane. Turn right onto Dale Road and another right onto Abbey Road. The property will be found on the right hand side set well back from the road beyond a white five bar electric gate that provides access into a farm - the property is found beyond the farm. The five bar gate is set behind the property known as Abbey Leigh

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - manual.lovely.built











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