



Bridge Farm
Low Street | Hoxne | Suffolk | IP21 5AR

FINE & COUNTRY

HOME AND SMALLHOLDING



This red brick, barn style property finished just two years ago, offers beautifully finished rooms, a large and stunning kitchen, four bedrooms and two bathrooms. Not just a wonderful family home, it also comes with everything the smallholder needs – four paddocks, stabling, pig arks, equestrian fencing and kennels – and all in commuting distance to London!



KEY FEATURES

- A Beautiful Barn Style Property with Equine Facilities and River Frontage in the Village of Hoxne
- Four Bedrooms; Two Bath/Shower Rooms
- The Master Bedroom benefits from an En-Suite and Juliet Balcony with Views over Paddocks
- Stunning Kitchen Breakfast Room with South Facing Bi-Fold Doors
- Two Reception Rooms; Separate Utility and Ground Floor WC
- Equine Facilities consist of 4 acres, Stables and Four Paddocks
- Ideal Property for a Smallholding & Commuting Distance to London
- Air Source Heat Pump
- The Accommodation extends to 1,850sq.ft
- Energy Rating: B

Built from the ground up on the footprint of a Victorian brick barn, this new iteration still conveys a sense of what went before – a respectful nod to the past. That’s partly down to the appealing patina of the reclaimed red bricks used, but also due to the solid oak windows and the timelessly attractive pantile roof. It’s a substantial and impressive building but one with plenty of homeliness and warmth to it too.

Pastoral and Peaceful

Although close to the village centre, the house is situated up a long drive, a private lane which is shared with just a few other houses. The owners describe it as “a lovely place for children” – easy to believe with all this space on offer inside and out, not to mention a primary school a short distance away which can be reached on foot by public footpaths.

Step Inside

As soon as you enter, it’s clear that this new conversion has found the sweet spot between rusticity and modernity. More like a Georgian house than a beamed barn, here are traditional touches such as the beautiful panelling on the staircase and in the sitting room, and the Shaker cabinetry in the kitchen. You’ll also find charming agricultural accents here and there – the cartwheel light hanging in the double-height stairway, the horseshoe towel hooks in the family bathroom, or the horse trough redeployed as a sink in the guest WC. Up-to-date with technology also, the property enjoys in-ceiling speakers downstairs as well as superfast broadband throughout.





KEY FEATURES

The large square sitting room is filled with light entering through two sets of French doors – one to the south looking across the garden and fields, and one to the west outside which is a small terrace overlooking the river. Next door, a games room with pool table lights is the ideal alternative place to gather and will be very popular with teenagers.

Entertaining In Style

At over 360 square feet, and with a wide set of bi-fold doors to the terrace, the recently fitted kitchen is ideal for entertaining, an expansive place where everyone can gather. Shaker cabinets in a smart dark grey support gleaming granite counters made by Perfit's of Diss in two long runs in addition to a central sit-up island. The beautiful limestone floor conceals cosy underfloor heating – here and throughout the ground floor – and the range cooker combines induction hob with electric ovens. There is plenty of room for a large dining table and in summer, with the bi-folds thrown open, you can dine outside and enjoy late evenings and sunsets in this warm south-facing spot. Also downstairs is a large utility conveniently just off the kitchen and a WC.

Exploring Upstairs

The U-shaped panelled staircase leads to the first floor where are three double bedrooms, one single bedroom and two well appointed bathrooms one of which is en-suite. The huge master bedroom with its Juliet balcony enjoys views over the paddocks as well as an enviable number of built-in cupboards, while the single bedroom makes an ideal study.

Step Outside

Stone paving surrounds the house, widening at the back to provide a sunny terrace sheltered by a retaining wall – perfect for summer suppers. Beyond the quarter-acre garden is a further four acres of smallholding land divided into four paddocks and a small wooded area currently home to a few pigs. As well as stabling for two horses, there are kennels and several pig arks.





























INFORMATION



On The Doorstep

Famous as the home of Britain's largest Roman hoard, Hoxne happily also retains the complete set of English village staples: primary school, shop, village hall and pub. There's so much to discover on foot, particularly historical, in this very special place but should you not want to venture far, The Swan offering food, live music and comedy is but a minute's walk away.

How Far Is It To?

Diss station is an eight-minute drive, putting London in easy commuting distance. This busy market town also offers supermarkets, boutique shopping and the Corn Hall arts venue. Even closer is pretty Eye with its castle, smaller supermarkets, butcher's shop, deli, and even a chocolatier! With the A140 less than five minutes away, you can be in either Norwich or Ipswich in just over 40 minutes.

Directions

Proceed from the market town of Diss along the A143 in the direction of Harleston. At the Billingford windmill take a right hand turn signposted Hoxne. Continue to the T junction and then take a left hand turn. Follow the road to the top of the hill. On the sharp left hand bend at the top of the hill turn right into the village of Hoxne. Just past the village shop and opposite the village pub take a left hand turn the property will be found on the right hand side.

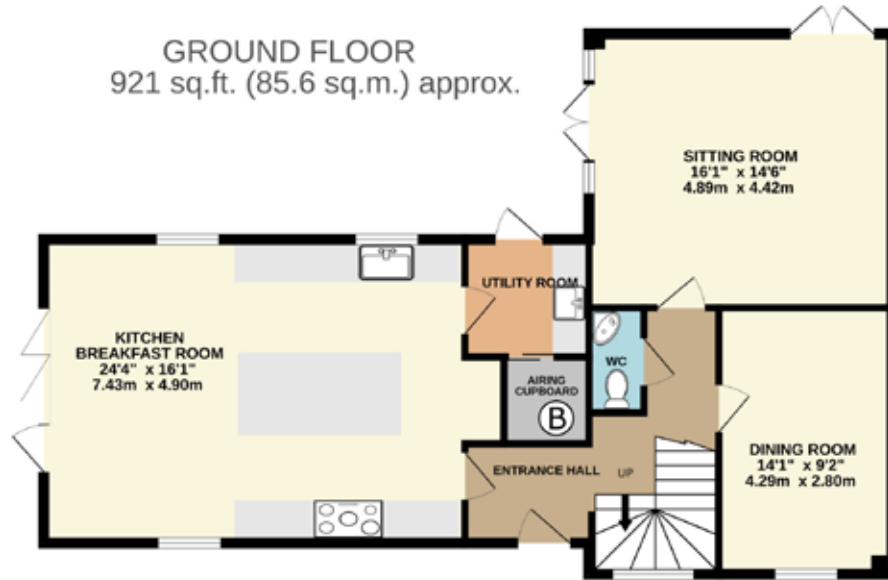
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [removed.keyboards.rips](#)

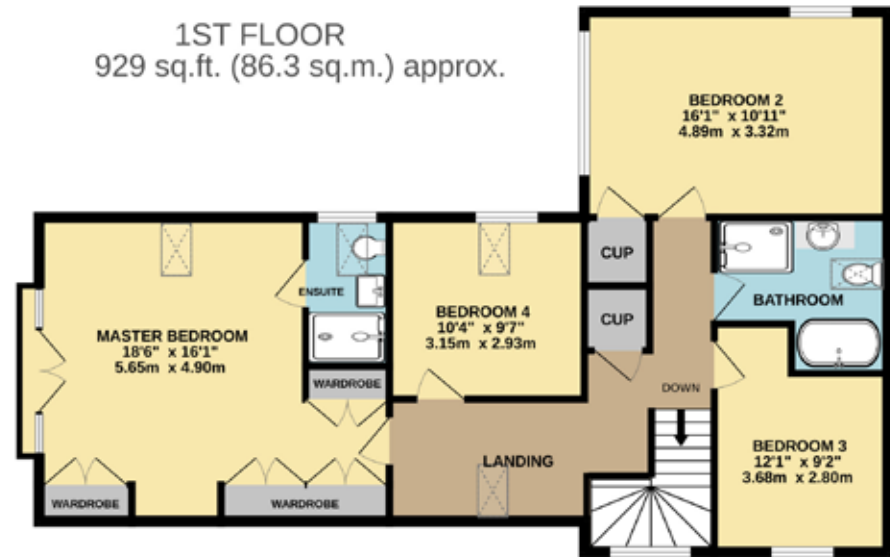
Services, District Council and Tenure

Air Source Central Heating - Underfloor to Ground Floor, Radiators to First Floor, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Mid Suffolk District Council - Tax Band D
Freehold

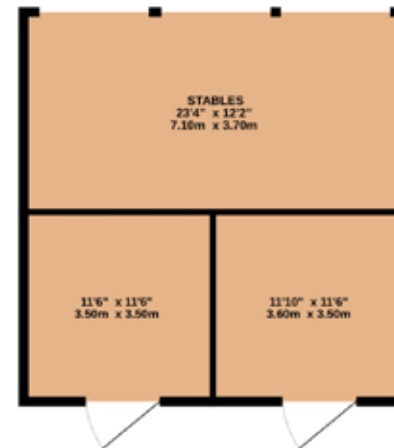
GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
929 sq.ft. (86.3 sq.m.) approx.



STABLES



TOTAL FLOOR AREA: 1850 sq.ft. (171.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			100
(94-101)	A		
(81-93)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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