



Place Farm
The Green | Wickham Skeith | Suffolk | IP23 8LX

A BREATH OF FRESH AIR



It's hard to imagine a beautiful setting than this – opposite the village green, open fields to the rear, mature trees and glorious gardens surround this attractive and welcoming abode. At home with nature, connected to the changing of the seasons, this four bedroom, two bathroom home feels wonderfully rural here, yet you're in the heart of a friendly community and close to the A140.



KEY FEATURES

- A beautiful four bedroom detached Property
- Wonderful gardens of approximately .7 of an acre (stms)
- Located on the village Green in a sought after village
- One downstairs Study/bedroom with ensuite potential
- Fantastic living room with solid fuel burner
- Peaceful garden room with double doors to the garden
- Parking for multiple vehicles
- Fully insulated 18 x 12 Insulated Workshop, power connected
- Access to fantastic local walks with an excellent local pub
- An art studio with multiple potential uses

A modern home that's been improved by the current owners, this is a property that offers enormous flexibility. With a workshop or studio, there's scope to work from home, and the lifestyle here is an enviable one – you can pursue your hobbies, grow your own fresh produce, head off on long walks across the countryside, dive into community life and return to retreat to your beautifully private house and garden.

Impeccably Updated

The property was built in 1985 and the current owners came here in 2010, attracted by the idyllic position within a highly desirable village and by the lovely garden. At the time, the house needed some work and they have fitted a new kitchen, new bathrooms, solar panels, insulation and redecorated throughout, amongst other improvements. The result is a charming village home with no work to do, so you can move straight in and enjoy the relaxed lifestyle here right from the start. There's plenty of versatility here, so if you're working from home, there's the option to have a home office, there's space where you can run a business or indulge in a hobby, you have the option of bedrooms over two floors, and even the potential for an annexe. Altogether, this is a home that will rise to every occasion and effortlessly adapt to meet many needs.

Meeting Every Need

As with all good country properties, the kitchen forms the heart of the home. It's a spacious, triple aspect room, with space for a breakfast table where you can gather for leisurely weekend coffees or informal suppers. You move through here into the sitting room, which is filled with light thanks to two large windows to the south. There's a solid fuel burner in here, so it's lovely and cosy in winter. Double doors lead into a pretty garden room with a dual aspect and doors to the south framing views over the garden. A ground floor study also has doors to the garden and has all the plumbing in place for an en-suite, so this could very easily become a ground floor bedroom suite. It's certainly large enough to incorporate both bedroom and bathroom.





KEY FEATURES

On the other side of the house you have a formal dining room, nice and bright with double doors to the garden and two rooflights. This leads to a good size utility room, again with access to the garden, which is handy if you have dogs, as you can come in here and dry them off before they leave a muddy trail around the rest of the house! You'll find a further three bedrooms on the first floor, all with windows to the south. Two are very large and the third is still a good size and very usable space. One has an en-suite and the other two share the family bathroom.

The Best Of Country Living

Outside, there's plenty more to see. The owners have added a lean to which provides useful storage for all your garden equipment. There's also a detached and insulated workshop or studio, which would also be a great den for teens or a lovely library, craft or music room. If you enjoy growing your own food or you'd like to try your hand at living the good life, there's a fenced working area with fruit cage, raised beds and a greenhouse, screened from the rest of the garden by hedging, as well as a number of fruit trees within the garden. The owners welcome wildlife and have a bird feeder outside the study, so they can sit and watch the comings and goings throughout the seasons. It's a wonderfully quiet and peaceful setting – you only have neighbours on one side and the village hall to the other, with open fields behind and the village green in front. The views are beautiful!

On The Doorstep

There's an active community here, so if you're new to the area and you want to get to know people, that's easy to do. The owners have made great friends here over the years and have put down strong roots. The village hall hosts luncheons, curry nights, exercise classes, a history group and more. It's incredibly peaceful and quiet in the house or garden, but you're actually very close to the A140, so getting out and about is a breeze. Head up to Eye or Diss, across to Bury, down to Ipswich, or head east and explore the Suffolk Heritage Coast. There's plenty to explore across the area, in addition to the wonderful walks on the doorstep, many of which are circular and nearby Thornham Walks.





























INFORMATION



Directions

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... What 3 Words Location - <http://challenge.intention.legroom>

Services, District Council and Tenure

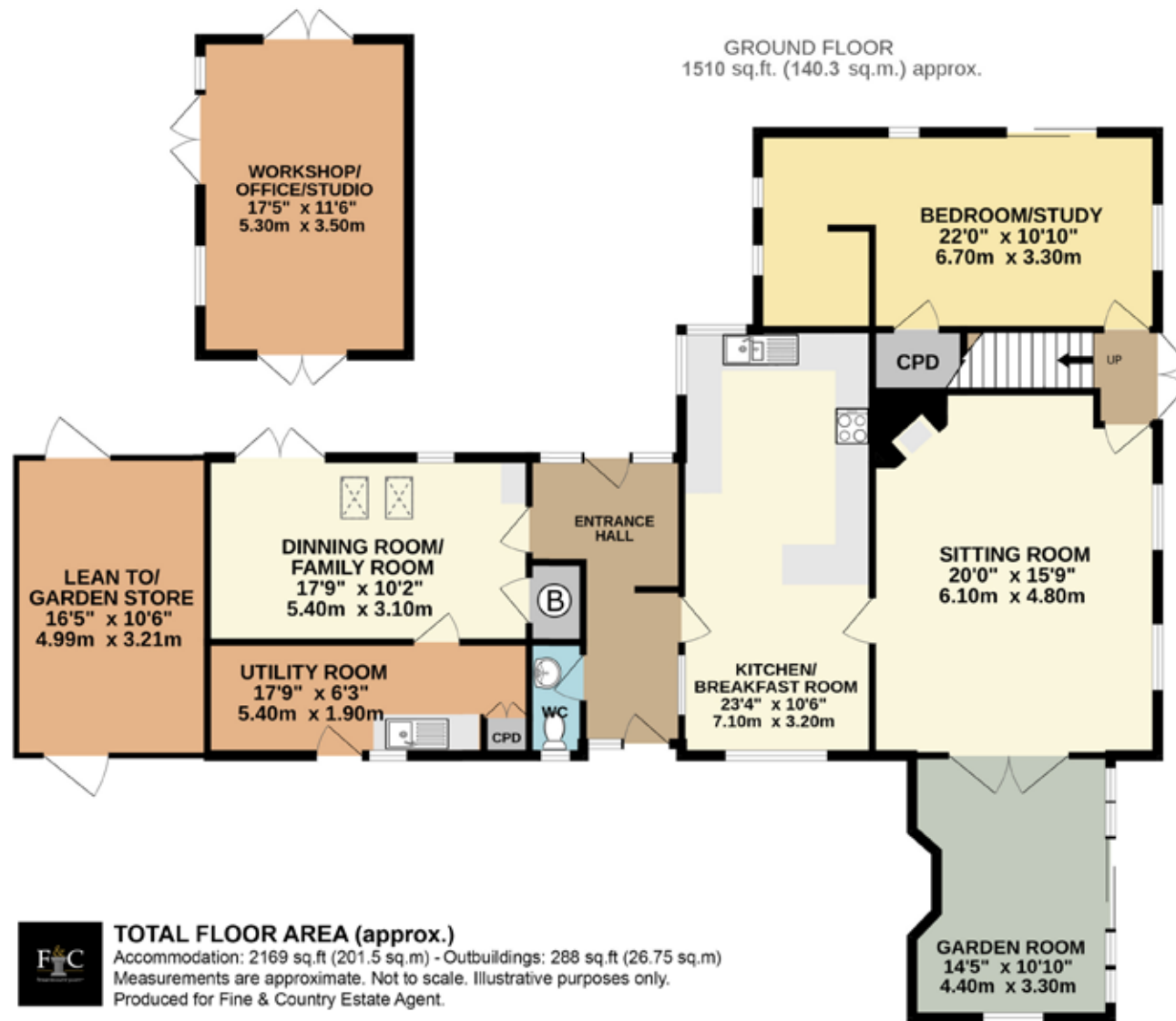
Mains Electricity, Water and Drainage, Oil Fired Central Heating. Solar Panels (Hot Water) with Feed in Tariff approx. £500 pa.

Broadband Available –Please check www.openreach.com/fibre-checker

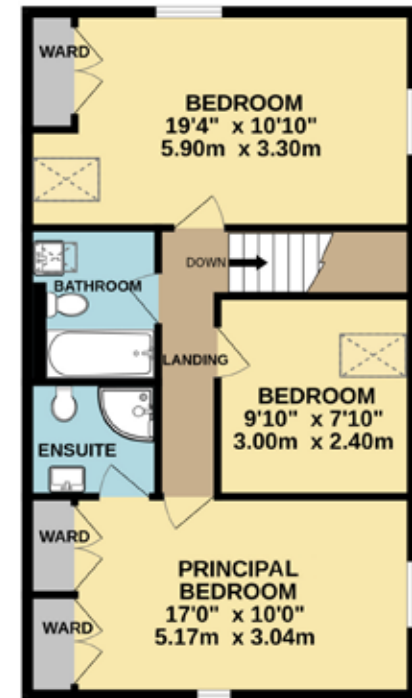
Mobile Phone Reception - Varies depending on network provider. Please see www.ofcom.org.uk - to check

Mid Suffolk District Council – Band F

Tenure: Freehold

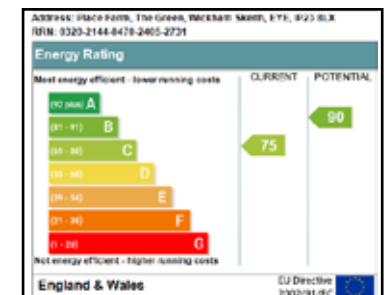


1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 2169 sq.ft (201.5 sq.m) - Outbuildings: 288 sq.ft (26.75 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent.



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.



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