



The Old Plough Inn  
Southolt | Eye | Suffolk | IP23 7QJ

# A HOME TO RAISE A GLASS TO



This former pub has been lovingly restored and is now a four-bedroom, sociable home in an idyllic location bordered by fields, surrounded by picturesque villages with a host of amenities, yet within easy reach of Diss and road and rail commuter links.







# KEY FEATURES

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- Superb Former Public House
- Fabulous Timber Frame - Many Original Features
- Three First Floor Bedrooms - Plus Ground Floor Bedroom/Second Study
- Charming Sitting Room and Adjacent Snug/Study
- Wonderful Glazed Rear Gallery Room
- Super Fitted Kitchen Breakfast Room With Built In Appliances
- Fabulous Dining Hall - Great Entertaining Space
- Two First Floor Bath/Shower Rooms
- Wonderful Farmland Views
- Excellent Peaceful Location

The current owners fell in love with this home as soon as they stepped through the door into the grand dining space. With so much room on the ground floor to socialise, and still space for friends and family to stay over, it met their needs perfectly. They have undertaken a full refurbishment, sensitively replacing concrete with lime and horsehair render, replacing windows with handmade, solid oak windows and doors, intricately formed to fit the comforting wonky walls and openings. They installed underfloor heating throughout the ground floor, under stunning yet practical Indian limestone tiles, which they creatively used again on the outside patio to accent the flow from inside to outdoors. The bathrooms and kitchen have been tastefully replaced to bring everyday modern convenience but with a flavour of the country style pub this building once was. This is an ancient home refined beautifully for modern life.

## Step Inside

Stepping into this long galleried hallway, along the beautiful stone floor, you have the cloakroom on the left along with airing cupboard and a great utility room. To the right is the study, handy to have this so close to an external door for those who might run a business from home. The stunning hallway with three sets of doors opening to the terrace also opens to the dining room, with space for a huge 12-seater table and door to the sitting room with wonderful fireplace and wood burner. At the far end of the hall is the family room with cosy sofa and TV and opening to the vaulted kitchen with integrated appliances and lots of worktop space. This light airy space has every modern appliance you need, and you can chat to family and friends whilst you cook, adding to the social atmosphere of this home. At the other side of the family room is a huge walk-in pantry and then the ground floor bedroom, currently used as an office, with great built-in storage. This room could easily be a playroom, or teens den for gaming, the possibilities are endless.













# KEY FEATURES

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## Happy Hour Home

Well-proportioned rooms and all the cosmetic improvements mean this once bustling pub still welcomes family and friends with plenty of space to enjoy. It is still a home very much geared up for entertaining with the kitchen sprawling into the family room, perfect for weekday evenings; the galleried hall is almost an extra room, providing extra seating for that early morning cuppa with views of the terrace. The more formal sitting room and dining room with beams and brickwork remind you of the happy hours previously enjoyed within the walls. The sitting room has a wonderful fireplace with wood burner and is a great place to cosy up on a winters night with a good book or just to chat. The dining room is an amazing space for formal suppers, who knows who has eaten here before? The current owners love Christmas and pop a tree in the sitting room, dining room and family room, making every space feel magical. The ground floor bedroom, currently used as an office, allows working from home with a view, double doors open to the terrace – who said you can't be happy at work? After work why not retire to the gorgeous garden room with sofa and TV, a glass of wine and a good movie or just listen to the birdsong at dusk – whatever makes you happy.



## Time Please

Life has a slower pace in this home, with a view from every room, fresh air pouring in from all the six sets of French doors and the exposed beams and brickwork reminding you of all the occasions someone will have shouted "Time Please". The charm of the building along with the big sociable living spaces encourage you to spend time here making memories, enjoying life, yet when it's just the two of you, the spaces don't feel overwhelming due to the flexibility the home offers. The pub is thought to have been built circa 1600 with timber frame, wattle and daub construction. The current owners replaced all the windows and doors changing windows to three double doors in the galleried hallway; the French doors in kitchen and the patio doors in study have all replaced what used to be windows, bringing the building respectfully into the modern age. A complete re-roof carried out in 2007/8 future proofs the home for the next generation to spend their time here.



## Exploring Upstairs

The quirky character staircase, again full of beam work and banister smooth from who has walked here before, leads to a cleverly designed, modern shower room and to bedroom three. Along the landing you come to a generous double bedroom, again with exposed beams and brick, and a generous family bathroom with wonderful bathtub to relax in with a glass of wine maybe, and then on to the principal bedroom with beautifully designed complete wall of wardrobes and lovely views to the front of the property. The upstairs flows as well as the ground floor in that when guests stay their shower room is away from the master and everyone is afforded privacy.







# KEY FEATURES

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## Step Outside

Set down a track off a quiet country lane this home is in an idyllic location. The large driveway offers plenty of parking for visiting family and friends and a front lawn separates the home from the neighbours. The rear garden is mainly laid to lawn, making it so easy to maintain, and is bordered by mature trees providing a high degree of privacy and seclusion. The property has fields on two sides so you can take in the change of the seasons and really immerse yourself in country living. A huge terrace separated from the lawns by a scented lavender bed is accessed from the office/bedroom, galleried hallway and the family room, making this the ideal go to space in the warmer months, whether for a family meal or a summer party and barbecue. At the far end of the garden is a superb garden room, fully insulated and with power wired broadband, plus sofas and TV – perfect for banishing the menfolk to watch the sport, for teens to entertain friends, for working from home or just for a peaceful cuppa away from the main house. The garden room faces the fields where the property boundary has been left open to enjoy the views. This could of course be easily fenced in for those with dogs or small children. With a garden shed to die for, a potting shed and a store there is plenty of scope for the green thumbed gardener to explore further and grow your own.

## On The Doorstep

Southolt is a pretty village with church and community centre and is surrounded by villages with plenty of amenities. Just one mile away is Worlingworth, with its Ofsted rated “outstanding” primary school, a community centre, shop and pub, and also Redlingfield with The “Be Well” health and fitness centre, providing a spa, range of activities and adjoining indoor swimming pool. Just two miles away is Bedfield which also has a Primary School, pub and church, parts of which date back 900 years.

## How Far Is It To....

For commuters, a short drive to Diss allows you to take the high-speed train to London in around 90 minutes. Southolt is close to three picturesque market towns, Debenham Framlingham and Eye. They provide a wide range of shops, cafes, and day to day amenities including medical, dental and veterinary practices. Schools include highly rated state and independent schools and for our four-legged friends dog grooming and day care are also locally available. For beach lovers the Suffolk Heritage Coast with destinations such as Aldeburgh and Southwold are approximately 35 minutes away





































# 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 [///fame.taskbar.enforced](http://fame.taskbar.enforced)

## Services, District Council and Tenure

Oil Fired Central Heating - under floor on the ground floor

Mains Electricity And Water

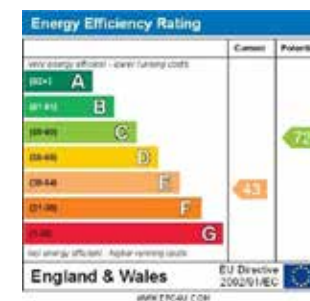
Drainage – Septic Tank

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

Mid Suffolk District Council- Band F

Tenure: Freehold







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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