



WHITE HOUSE COTTAGE
Horham | Eye | Suffolk | IP21 5DX

CHARMING COTTAGE



This Grade II listed thatched house was built circa early 1600's with timber frame and Wattle and Daub construction. Set in 0.29 of an acre (stms) and surrounded by Suffolk countryside. The property presents beautifully and offers five bedrooms, three reception rooms, home office plus a wonderful outside office come studio - with no onward chain, what are you waiting for?



KEY FEATURES

- Fabulous Grade II Listed Home
- Delightful Village Location
- Wonderful Farmland Views
- Beautifully Presented
- Five Generous Bedrooms
- Two Bathrooms
- Three Comfortable Reception Rooms
- Around 0.29 Acre - (stms) - Home Office Within The Grounds
- No Onward Chain

The home was originally three cottages and housed 33 people! The current owners saw the potential for a large family home and fell in love with the warm energy from the home. It sits on crossed ley lines which, for those who believe, makes the energy in this home very special. The current owners have given the next custodians of this home complete peace of mind and “White Company vibes”. The low-level tiled roof has been replaced, the windows have been renovated too. Oil-fired central heating was installed in 2024 and the electrics checked just this year. With elegant interior decoration to an exceptionally high standard, you can move straight in - there is literally nothing to do but move in your own style and furniture and of course your family.

Step Inside

Step through the front door into the kitchen dining space – so easy when you have the weekly shop to put away. The kitchen is a great layout offering all mod cons and allowing space for a large dining table too. The fireplace could be opened up with a wood burner which is double sided and has access to a delightful snug, again with exposed brick fireplace and potential for a wood burner. Off the sitting room is a door to stairs to the first floor and another door to the home office, which has its own external door. Take the hallway and find a gorgeous snug, beautifully decorated and cosy with an enormous wood burner for cosy nights by the fire. The utility room is off the sitting room and offers a practical area for laundry, muddy boots and paws.

Personality, Practicality & Purpose

The current owners have renovated with sensitivity, keeping original features, yet with contemporary interiors. The rooms are welcoming and friendly but still have practicality and purpose. The kitchen dining space makes for a companionable spot for a chat whilst cooking for guests. Using natural materials like stone and brick, wood for the mantel piece, and metal, all which age beautifully, the owners have managed to embrace the character of the home but ground it in its history. The spaces here not only look great with muted tones and a natural palette, but they have purpose too.





KEY FEATURES

The sitting room with wonderful wood burner is the go-to spot in winter and you wonder how many others have warmed their hands by the fireplace in years gone by. The top floor housing two rooms offers sleeping space, home office space, playroom or potential for a shower room – endless possibilities to repurpose rooms as the family needs. The first floor makes an obvious parent and children floor with the generous bathroom to hand. Even with this practical space there is a feeling of harmony and calm due to thoughtful decoration.

Work Rest & Play

Absolutely everything has been thought of in this historic home – with a home office off the sitting room with its own outside door you can run a business from here, and have visitors, without them entering the house. Another whole level up is the external home office come studio with kitchenette and toilet facilities. Doors open wide to offer outside/inside experience and visiting clients can park and walk to this office without going through the gardens, keeping work and home life separate. This is a blank canvas for new owners to consider their own lifestyle requirements – maybe children could use it for sleepovers, fitness enthusiasts would love it as a yoga studio, it could be a counselling office, gaming room or of course an office! The modesty of this charming made to measure proposition belies its endless possibilities – you choose whether to work, rest or play here.

Explore Upstairs

The main staircase winds its way up from the snug to a bright first floor landing and to the left is the principal bedroom with wonderful wide window offering an airy, light ambience and a sunny wake up in the morning. Weathered beams reinforce the character and as you step along the landing the two further rooms on this floor have the same atmosphere of living in history. The beautifully bright and light family bathroom with Jack and Jill doors, has a cleverly installed shower over the bath and is surprisingly large for a cottage bathroom. It can also be accessed from a second staircase near the sitting room. The main stairs narrow as you ascend to the second floor to find two further beautiful rooms, full of the incredible energy of this home, with one used as a quiet reading space. This would make a magical playroom and books floor for children or even convert one to an additional shower room.





KEY FEATURES

Step Outside

The kerb appeal is undeniable and right from first look you know the interior will be tasteful and stylish yet a seamless blend to compliment the listed building. The enormous gravel driveway has parking for several vehicles, and horse box if needed and still have turning space, with fencing securing the rear gardens making a safe space for kiddies and dogs. The rear gardens have wonderful lawns and a fabulous terrace to enjoy alfresco entertaining whilst watching the children play on swings hanging from the mature trees. There is space for a veggie patch if you fancy trying to “grow your own” and opportunity for further planting if colourful displays are more your thing. The current owners have made the most of fruit trees at the side of house including pear, cooking and eating apples, gooseberry bushes, hedgerow blackberries and have made tasty crumbles and jams. Post and rail fencing separate the gardens from the paddocks next door and the property enjoys wonderful views across the farmland with walks direct from the house, allowing you to take in the change of the seasons and embrace country life to the full.

On The Doorstep

Horham is a rural and peaceful village offering country walks and footpaths straight from the front door of this home. Schooling is available in Wilby and nearby Charlotte's Wood has an amazing and popular Forest School. Horham is situated approximately midway between the larger well served villages of Eye and Stradbroke, both offering a much wider range of shopping, schooling, day to day amenities and recreational facilities. Leisure is taken care of here with the new BeWell Barn wellbeing centre is close by offering gym, spa, treatments and more.





























INFORMATION



How Far Is It To...

The A140 leading to Diss/Ipswich and Norwich and to the A14 major road link makes getting around stress free and with rail links in Diss to London Liverpool St in 90 minutes commuting to the capital is possible too.

Directions:

The property is located on the left-hand side as you enter the village from the Eye direction.

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 [///gratuity.typified.inhaled](http://gratuity.typified.inhaled)

Services, District Council and Tenure

Oil Fired Central Heating

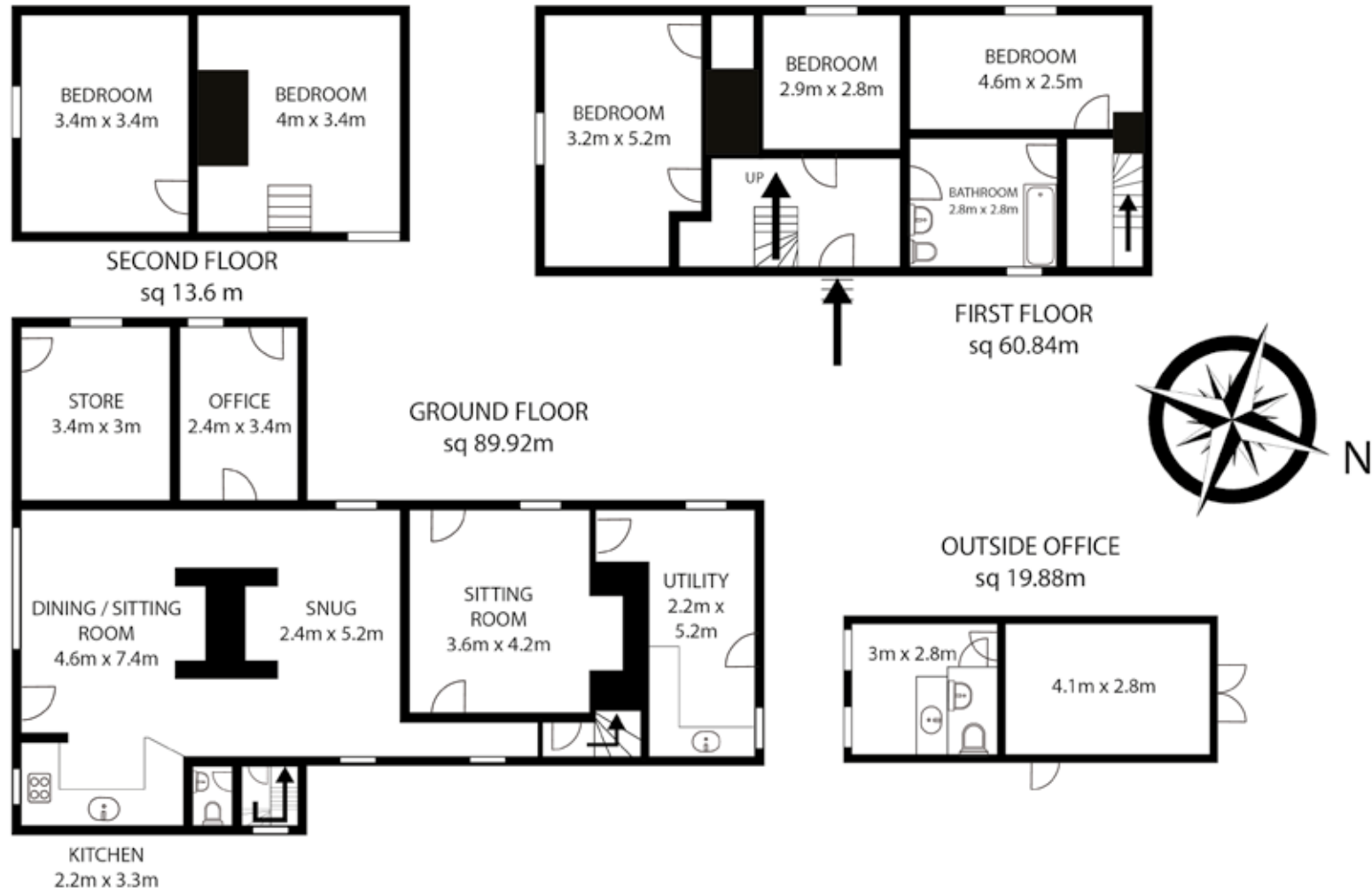
Mains Electricity, Water & Drainage

Broadband Available – there is cable to the box but please check www.openreach.com/fibre-checker for your chosen provider

Sky Land Line connected

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

Mid Suffolk District council – Band F – Freehold



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