



Dennis Farmhouse  
Redgrave | Suffolk | IP22 1RX



# RURAL BLISS



Situated on a quiet lane in a sought after village, this circa 1550 Grade II listed characterful home with four bedrooms and two bathrooms, huge social rooms and secluded gardens, is a home just made for bringing people together. Well maintained with versatile flow, a separate workshop/home office and rural location yet close to amenities and commuter links, this beautiful home awaits its next custodian.





# KEY FEATURES

- Outstanding Grade II Listed Period Home
- Re- Thatched In 2023
- Magnificent Gardens - Around 0.3 Acre (stms)
- Spectacular Views Over Neighbouring Countryside
- 4/5 Comfortable Bedrooms
- Two Bathrooms
- Superb Kitchen Breakfast Room With Pantry and Utility Room
- Lovely Sitting Room And Drawing Room
- Garage and Very Useful Workshop/Studio
- No Onward Chain

This peaceful sanctuary oozes character from roaring fires and weathered beams to stone floors that have borne the weight of history, and the current owners have enjoyed this as a happy family home. The owners chose this home due to its location and the workshop for working from home, wanting a safe spot to bring up their young family who have enjoyed cycling along the quiet “no through road” lane with no traffic. They have really cherished the home during their time here, replacing the oil tank, installing a new boiler in 2021, checking electrics in 2022, and replacing the thatch in 2023 so this ancient building comes ready to face the future with new custodians.

## Step Inside

This house exudes a warmth as soon as you set foot inside. The welcoming entrance hall has copious space for footwear, coats, and school bags. Immediately to the right is the stunning family room housing kitchen, dining and sofa areas, swathed in light from large picture windows and double doors to the gardens. The electric range and gas hob offer opportunity to cook whilst chatting to the family, and the space just encourages you to engage in conversation and linger over a cuppa. From the kitchen you find every chef’s dream – a walk-in pantry. The hallway also takes you to the utility room complete with stable door – great for muddy paws and welly boots, and to the ground floor cloakroom. Next from the entrance hall you find the first of two sitting rooms, sitting between two staircases, yet still a wonderful cosy space with fabulous brick fireplace and wood burner, keeping you connected to the rest of the house. This is where the family gather on Christmas morning, both ends of the house coming together to make memories. At the far end of the house is the second living room with double doors to the gardens – a bright airy room, wonderful for allowing a breeze through in summer but with huge fireplace and wood burner, offering a warm welcome in the colder months.

## A Happy Home

The current owners have appreciated the passing of time here in a home full of happiness and fun times. The flow of the house is so versatile that they repurposed rooms as the family grew, with bedrooms becoming office space and living rooms. The far end living room with double doors to the garden has been used as a bedroom for teenagers in the past – the doors allowing them independence to come and go.









# KEY FEATURES

The heart of the home has been the large family room with kitchen dining and sofa all in one. This space is so versatile and brings the family together – whilst cooking dinner children can work on laptops at the table, or watch TV, or just snuggle up with a book on the sofa and chat about their day. The space allows any configuration you need.

## Explore Upstairs

Stairs from the living room lead to a study/office area, a double bedroom in the past, and then to a hallway, from which the principal bedroom, a bathroom and smaller bedroom are found. This area feels like its own separate wing and could be great for parents and babies or for adult children with their own lounge or working from home space. The generous indulgent bathroom with gorgeous free-standing bath, as well as a shower, is a real bonus. The principal bedroom is a total retreat, with double doors opening to a Juliet balcony with room for seating, offering breathtaking views.. The stairs between the two ground- floor living rooms lead to two further double rooms separated by a conveniently placed bathroom. All these first-floor rooms have so much character, beamed and offering a feeling of comfort.

## Step Outside

Surrounded by fields and farmland, the driveway to this home leads to parking and a double garage. With lawns to the front of the house a pedestrian access flanked by traditional low box hedging provides a very pretty welcome. With a sense of ease and escape. The "garden rooms" offer various separate areas to enjoy. The working section has greenhouse, sheds and two veggie beds. Towards the rear of the garden is a raised and covered decked area for barbecuing with prep area and space to store utensils and crockery through the summer. The summer house nearby opens its double doors to provide comfy seating for milestone celebrations or just to relax in with a book when it's just family at home. This is even insulated and heated so has hosted guests to sleepover at Christmas – an all-round game changer too when picnicking or camping out! The gardens have electric points all around which makes it easy for those who love a twinkly light to dress this atmospheric space – and of course to charge your phones. Step back in time with the charming formal gardens, where a pond and water feature flanked by pleached lime trees hosts a gorgeous swing seat – this is an intimate space for peace and mindfulness, enjoying the reflection of the clouds in the pond and savouring the fabulous view as you look back towards the house. The workshop with roof light, kitchenette and cloakroom has been a much-loved workspace here but would easily make a great gym, yoga studio or home office. It has a covered porch running the length of the building for bracing against inclement weather or finding shade on the long summer afternoons. The garden has two side entrances and pathways, so business clients need not enter the house or gardens at all.

























































# INFORMATION

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## On The Doorstep

The charming village of Redgrave sits in the middle of the beautiful Suffolk countryside and offers amenities including a village pub, community hall, and nearby independent shops. For nature lovers the Redgrave and Lopham Fen offer wonderful trails for walking and wildlife watching too. The nearby village of Botesdale has a primary school, Dr's surgery and Dentist.

## How Far Is It To...

Redgrave is situated close to the bustling market town of Diss offering wider facilities including doctors, dentists, vets, schooling, independent shops, and supermarkets. Diss has a mainline train station with regular trains to London Liverpool St. You are not far from the cathedral city of Norwich, Bury St Edmunds or Ipswich so for commuting by either rail or road, Redgrave is a perfect spot to enjoy rural living whilst remaining accessible.

## Directions:

Proceed from the market town of Diss along the A1066 in a westerly direction passing through the villages of Roydon and Bressingham. On entering the village of South Lopham take a left hand turn signposted Redgrave. Follow the road through the centre of the village past the village pub, pond, and shop. Take a left hand turn into Half Moon Lane - the property will be the last house on the left of this no through lane.

## 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 [///forehand.oval.palace](https://forehand.oval.palace)

## Services, District Council and Tenure

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Broadband Available - Ultra Fast Broadband available but 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- 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.







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