



Ivy House
Athelington | Eye | Suffolk | IP21 5EL

WORK, REST & PLAY



Dating back to the 17th century this four-bedroom characterful home offers ready-made ancillary income or multi-generational living opportunity. With privacy in abundance for both residences, over four acres of grounds for children and animals to enjoy, plus planning permission already in place for running a camping site, you can choose whether to run a business, to enjoy peace and quiet or a do bit of both! This is all on offer in a peaceful rural setting but with amenities and rail links to the capital close by.



KEY FEATURES

- A Beautiful Four Bedroom Detached Home
- Separate One Bedroom Annexe, currently running as Air BnB
- Approximately 4 Acres Of Beautiful Gardens (stms)
- Permissions In Place For A Campsite Business
- Scenic Views Of The Surrounding Countryside
- Parking For Multiple Vehicles
- Fantastic Workshop Area
- An Abundance Of Character Features
- A 25 Minute Drive to Diss And its London Train Links
- Chain Free

Circa 1700s this home not only gives you two houses and business opportunities but also gives you peace of mind regarding the upkeep. Renovations involved three small extensions, a new roof, new heating system for the barn, plus rewiring to the main house and building a double garage. The project has evolved over time with windows and doors all replaced in 2015 and now, with the fundamentals futureproofed and buildings reimagined for contemporary living, there is also a further business opportunity, as the grounds have successfully been run as a camping site, Primrose Paddock, which has generated a good income for many years.

Step Inside

From the traditional exterior porch, step through the attractive front door into the practical tiled lobby with storage space for coats and shoes. Turning left takes you to the dining room and right to the living room. The dual aspect, beamed dining room with tiled floor - a beautifully light area, with Rayburn snuggled into an original fireplace, perfect for winter suppers. It could work equally well as of a family room too, with space for sofas as well as dining furniture. It is cleverly semi open planned with the kitchen, separated by painted, upright, open beam work, zoning the spaces but keeping them connected. The kitchen has its own LPG gas range, and stylish country style cabinetry with huge window overlooking the terrace and grounds beyond. A door from the kitchen leads to an internal hallway with access to a store cupboard, the stairs, the ground floor bedroom, ideal for guests, and also to the huge living room. This bright, dual aspect living room is full of character with main beam, warm wood floors, gorgeous fireplace hugging a wood burner in a traditional deep hearth - this is the ideal spot for winter warmups, with space for all the family and guests to come together.

Explore Upstairs

Stairs from the rear of the home take you to the first floor; straight ahead, at the end of the landing is the pretty principal bedroom with ancient beams and a contemporary ensuite offering gorgeously deep tub - ideal to escape from the world with a soak and a glass of wine. The principal bedroom leads directly into the smallest bedroom which could also work well as a fantastic dressing room or home office. Bedroom two is another generous double bedroom and is opposite the family bathroom with shower and the airing cupboard housed in it.





KEY FEATURES

The Annexe

The annexe is approached by its own separate gravelled driveway and has double garage and large enclosed gardens. It has been used for multi-generational living and more recently rented out as a holiday cottage. The practical tiled lobby has ample room for coats and wellies and to your left is a door to a complete revelation of a room. This “great room” houses sitting room, dining area and kitchen all in one and has beautiful beams running through an expanse of space. A large wood burner takes centre stage in the living space, heating the whole social area. This room is such a versatile space with opportunity to zone it however you like – the kitchen has a vibrant pop of colour in the tiles making it cheery, welcoming and all open plan so you can chat to the cook whilst dinner is prepared. Off this stunning space is a gorgeous garden room with double doors to a south facing patio and gardens, thoughtfully private and away from the main house outside areas. The utility room is a clever addition for laundry and dishwasher whilst at the end of the kitchen is a door to the cloakroom and a walk-in pantry – every chef’s dream. Coming back to the living room end of the family room is a door to a large double bedroom with enormous walk-in shower.

Step Outside

The main house is accessed by a large gravel driveway offering parking for multiple vehicles. To the rear is a sheltered west facing terrace with plenty of entertaining space for alfresco dining and enjoying the warmer weather, an absolute paradise for sun worshippers. A wonderful workshop, fully insulated and with electrics, sits just off the terrace and has been used as a home office and for extra guests to sleepover in when hosting a crowd - it would make a wonderful gym or yoga studio too. Another large outbuilding is on offer along with greenhouse and multiple raised veggie beds -the current owners have had chickens on the land too so you really can enjoy a slice of “the good life” here. A pretty pathway leads to a wooden bridge across the pond and to beautiful lawns stretching into a wooded area and meadows beyond. Currently dedicated to rewilding, with a path cut through so you can enjoy these tranquil surroundings with friends and family, two acres of this tree lined meadow has been used in the past as home to the family’s ponies and also as a small campsite. Already in place here are electric hook up points, a wonderful camp kitchen with sink and electricity, plus a shower room and toilet so everything prepared should you wish to pursue a business here in this tranquil setting with the beach and towns in easy reach. The current owners were drawn to the home by the peaceful location, the land and the opportunity for multi-generational living and then ran two successful holiday businesses from here on this versatile property -all you have to do is decide how this home will work for you.

















The Barn

















INFORMATION



On The Doorstep

Athelington is a tranquil, rural village with a pretty church, is believed to be one of the smallest in Suffolk. The peaceful setting offers an excellent network of maintained footpaths and bridleways to explore and take in the beautiful Suffolk countryside and abundance of wildlife and amenities are close by in neighbouring villages.

How Far Is It To....

Just three miles away, the larger village of Stradbroke offers excellent schooling, health centre, leisure centre, library, shops and pubs. For commuters to the capital, the bustling market town of Diss, provides a train station with services between Norwich and London's Liverpool Street. For history lovers, Framlingham is ten miles away with stunning castle, shops, cafes, restaurants and the well-regarded Framlingham College, whilst The Suffolk Heritage Coast is within easy reach for beach lovers too.

Directions:

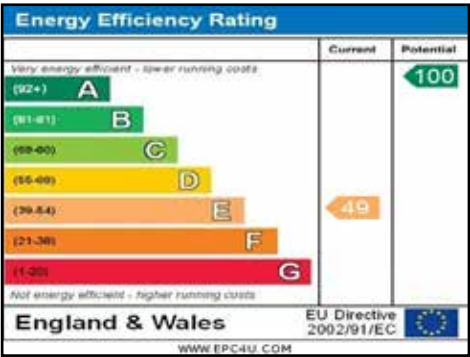
From Diss head south on the A140 and take the B1077 through Eye and then take the B1117 to Horam. There, take the Worlingworth road and the property is on the right.

What Three Words Location

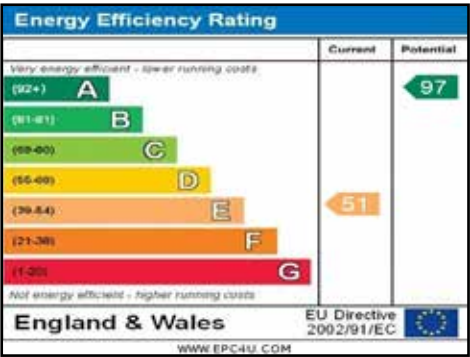
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// situates.purses.galaxies

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity & Water
Drainage – Treatment Plant
Broadband Available – Superfast Fibre to the house. 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 – Main House Band E – The Barn, Band A -
Tenure: Freehold



Ivy House, EPC

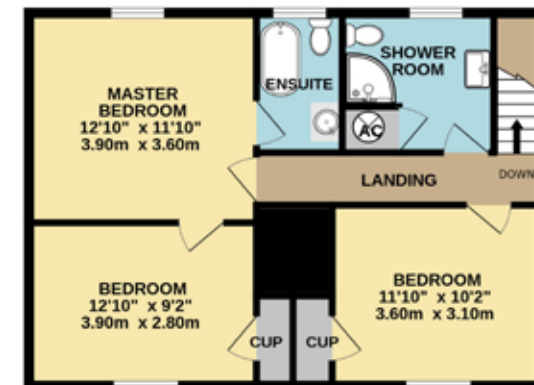
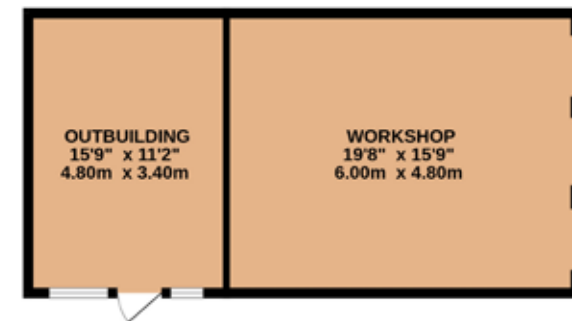


Ivy House Barn, EPC



TOTAL FLOOR AREA (approx.)

Accommodation: 2176 sq.ft (202.2 sq.m) -
Garage/Outbuildings: 1065 sq.ft (98.9 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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