



White Rock
Wilby, Eye | Suffolk | IP21 5LH

A QUIET COUNTRY LIFE



Let history unfold and welcome you in with this beautiful Grade II listed home with three large reception rooms, four bedrooms and three bathrooms. Whether holidaying here or living permanently, the house is full of versatile living space with an abundance of character features yet features fast broadband for modern living and is close to infrastructure and commuter links.



KEY FEATURES

- Magnificent Detached Grade II Listed Home
- Exquisite Grounds of around 4.8 Acres (stms)
- Four Generous Bedrooms
- Bathroom and Shower Room Upstairs and Down
- AGA Kitchen Breakfast Room
- Utility and Cloakroom
- Sitting Room and Snug
- Formal Dining Room
- No Onward Chain

The current owners have enjoyed this as a beautiful family house in which to raise their family and the interiors honour its past whilst still offering contemporary luxury which we all need for modern living. Built in 1540 it was originally a meeting hall, then a chicken farm with egg barns still in existence today, and over the years became this handsome home. Original inglenook fireplaces, with notations to ward off evil spirits, beautiful weathered beams and floorboards reclaimed from ships, all offer a feeling of warmth and welcome, whilst the easy flow of social spaces make this ideal for modern living.

Step Inside

The current owners use the side entrance for convenience from the parking and driveway and stepping inside you find a shower room to the left, perfect for children after sports practice or washing the dog after a beach trip, and the utility room. Straight ahead you find the gorgeous farmhouse style kitchen, quarry tiled with grand AGA and open planned, with beautiful beam work, to a contemporary dining space. A door takes you into the more formal dining room, dual aspect, bright and with tiled floor which has seen celebration suppers for 12! Doors from both the kitchen and the dining room take you to an internal hallway where the front door leads to a sweet patio area. Here the stairs embrace a cleverly positioned workspace tucked in underneath and a door leads to the snug with beautiful wooden floor and inglenook fireplace with wood burner, currently doubling as a playroom and home office but could easily make a great teens lounge or informal living room. Through a small internal hallway you find the current owners favourite spot, an expansive sitting room, triple aspect with a stunning Fleur De Lys plasterwork ceiling, massive inglenook fireplace and wood burner, heating the home so well in winter yet remaining cool in summer when you fling open the double doors to welcome the summer breeze inside.

Timeless Practicality

This whole home is beamed, beautiful and bright, for such an ancient home it is so wonderful to see windows everywhere! You witness a timeless practicality in the kitchen, with a joyful juxtaposition between modern bar style seating and the traditional cabinets and AGA. The home offers reimagined spaces to sync with needs of modern family life, with a clever working from home space tucked neatly under the stairs and another desk in the snug.





KEY FEATURES

Full fast cable to the door with a speed of 1000mb makes working from home, or streaming films and games stress free here. The dining room is a fabulous more formal space, with tiled floors and modern dining set offering a continued blend of traditional yet stylish liveable space. The sitting room invites everyone to come together and relax and is swathed in light from windows on two sides plus French doors on another wall, inviting you out to the gardens. Cool in summer due to ancient thick walls and warm in winter due to the wood burners this countryside home witnesses the change of seasons, surrounded by farmland and the wildlife it brings.

Explore Upstairs

Stairs from the front hallway take you to the first floor, with clever use of space bringing a quirky book nook to life. Immediately off the landing is what feels like a very separate guest suite, with bedroom three boasting a wonderful window, a blast from the past, and next to it the stylish modern shower room. From the snug, original stairs sweep round to the principal bedroom, triple aspect, and a masterpiece in carpentry, swathed in light. The Jack and Jill bathroom next door is cosy for bathing in history, with an abundance of woodwork to feast your eyes on whilst you soak with a glass of red. The second door from this bathroom leads to bedroom two with space for both a double and a single bed. Steep quirky stairs lead to the second floor where a sweet bedroom set in the eaves is found, ideal for teens or adult children to have their own space and with an abundance of storage in the eaves too.

Step Outside

The house is set in just under five acres of idyllic grounds and is accessed by a large gravel driveway with huge parking area, double garage and complimented by expansive grounds to both front and rear. The front garden, bordered by traditional picket fence offers immaculate lawns perfect for croquet and a patio area just outside the main front door, with further picnic style seating in the midst of the green, all tucked away behind neat hedging. Behind the garage is a greenhouse and an orchard including apple, pear, and plum trees. To the left of the garage beautiful lawns stretch away, with space for children's play equipment and barbecuing for the masses, all peppered by mature trees and attractive floral beds, providing shady spots to lose yourself in a book. Here there is even room for perhaps a swimming pool or tennis court. From the driveway, walking to the right, around the side of the house, a meandering pathway cut through the grass begs you to take long undisturbed strolls. You find a beautiful Suffolk Barn and four further outbuildings, one beautifully maintained with stone floor and multiple windows and currently housing a table tennis table; another has been affectionately termed the pub and there is potential for the most tranquil working from home space here, or subject to planning, ancillary accommodation for guests. Multiple raised veggie beds, a tall shed, and a huge polytunnel plus summer house, perfect for a cuppa in between the planting and gathering, just add to this slice of the good life. The current owners have enjoyed blueberries, raspberries and strawberries, redcurrants and have cultivated a wonderful crop of asparagus too. You are spoilt for choice on where to sit and listen to the birdsong in these grounds, always able to find sun or shade and take in the visiting wildlife including nesting buzzards, hare, deer, and pheasants.





























INFORMATION



On The Doorstep

This wonderful home is situated in the peaceful Suffolk village of Wilby, with Grade I Listed church, nursery school and primary school and a welcoming community with active village hall offering a wide variety of clubs and events. The pretty village has picturesque walks to enjoy the Suffolk countryside and wildlife and two miles away is the larger village of Stradbroke, offering a range of individual shops, primary and secondary schools, a doctor's surgery, library, leisure facilities and pubs.

How Far Is It To....

Worlingworth offers another primary school, Diss is just 11 miles away, easily accessible for eateries and wider amenities, plus the train station with services between Norwich and London's Liverpool Street. For history lovers Framlingham is approximately seven miles away with stunning castle, weekly market, shops, cafes and restaurants and the well-regarded Framlingham College. Debenham and Eye provide that quintessentially English ambience plus for beach lovers the Suffolk Heritage Coast is within easy reach 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 [///takeovers.repeating.dull](http://takeovers.repeating.dull)

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity & Water
Drainage – Septic tank
Broadband Available – Full Fibre 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 – Freehold



Total floor area: 397.5 sq.m.

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