



Millway Farm
Palgrave | Diss | Suffolk | IP22 1SN

MADE FOR MEMORIES



This remarkable 17th-century farmhouse combines enduring character with adaptable modern living. Inside, five bedrooms, three reception rooms and a stunning kitchen breakfast room set the scene for family life, while a superb self-contained annexe offers independence for visiting guests or multi-generational living. Outside, around 2.5 acres of gardens (stms) open onto sweeping countryside views, complete with lawns, a freshwater pool and inviting seating areas. A standout village home with space, history and soul in abundance.



KEY FEATURES

- Fabulous Rural Position With Far-Reaching Views
- Wonderful Former Farm House
- Around 2.5 Acres Of Gardens (stms)
- Light And Airy Accommodation
- Sizeable Kitchen Breakfast Room
- Four Reception Rooms
- Five Bedrooms
- Three Bathroom/Shower Rooms
- Excellent Annexe
- No Onward Chain

Set amid generous gardens and open paddock land, this 17th-century farmhouse epitomises country living. Cherished by the same family for over 30 years, it offers light-filled, versatile spaces that make family life and entertaining effortless. The grounds provide scope for recreation, gardening, or equestrian pursuits, offering a lifestyle defined by space, freedom and the chance to enjoy life unhurried. Recent improvements give peace of mind: the main house roof, fascias and guttering have been renewed within the last five months, the front elevation and annexe weatherboarding freshly painted and much of the interior recently replastered and repainted to a crisp, modern finish.

Step Inside

There's something wonderfully reassuring about stepping into a home that feels instantly welcoming and this former farmhouse exudes a natural ease that makes it both familiar and comfortable from the moment you arrive. Remarkably unlisted, it is beautifully decorated with an effortless style that complements rather than competes. Your first stop is the porch - not just a practical spot for coats and boots, but a space that sets the tone for the lifestyle this house so perfectly provides. On the ground floor, three well-proportioned reception rooms unfold, each room bringing its own personality, with two enhanced by the welcoming warmth of woodburning stoves. Original wooden floorboards extend throughout, their natural tones lending subtle warmth and complementing the rustic timber beams, exposed red brick fireplaces and classic farmhouse details. The rooms are flexible in function: family snug? Formal dining room? Or quiet reading room - the choices are as open as the countryside views beyond the windows. At the heart of the home is a generous kitchen breakfast room, drenched in cheerful light. Sunlight streams through the windows and skylight, reflecting off the whitewashed walls and natural wood worktops, while the exposed brick fireplace, complete with woodburner, provides a cosy focal point for everything from winter suppers to fireside coffee catch-ups. The ink-blue cabinetry with stylish brass cup handles, Belfast sink and terracotta tiles bring characterful cottage style, while the open shelving for carefully curated ceramics, glassware, or potted herbs adds charm and personality to the space. Stretching over 37ft, this delightful room is where everyday life and special occasions effortlessly come together. Picture lazy Sunday morning breakfasts, the hum of laughter during lively family lunches, or the warm glow of candles at Christmas as everyone gathers comfortably around the table.





KEY FEATURES

Practicality hasn't been forgotten in this house either, with a separate utility room that opens to the garden - perfect for boots, laundry and cleaning paraphernalia.

Guest Ready

The attached annexe, thoughtfully extended in 2005/06, provides a fully self-contained space. Its ground floor includes a kitchen/living area, utility room and shower room, with a bedroom and bathroom upstairs. Ideal for long-stay guests, teens or an older family member, it offers privacy and autonomy while remaining part of the family home. A separate rear entrance enhances its independence and a fitted oven and hob are included in the kitchen.

Exploring Upstairs

Three staircases lead to the first floor, one discrete staircase into the first-floor annexe rooms, and two serving the bedrooms and bathroom in the main house. Upstairs, you'll find five bedrooms, each with its own character. The principal and annexe bedrooms enjoy spectacular views across the surrounding countryside.

Step Outside

Of course, no farmhouse worth its salt would be complete without a garden to match and here you have around 2.5 acres (stms) of wonderful grounds to enjoy. The plot is laid predominantly to lawn, punctuated with mature trees and well-established shrubs. Productive apple and plum trees are framed by agapanthus that bloom vividly each summer. A pond adds charm and interest, while a separate natural swimming pond makes for a truly unique feature - not to mention a fantastic opportunity for a refreshing morning dip. The garden also has a good size very useful outside shower and WC. The kitchen opens onto a generous patio, ideal for summer evenings barbecuing as the sun dips over the fields. For quieter moments, a decked seating area beneath a rustic pergola provides a peaceful space, perfect for long afternoons with a book and a chilled drink.

Pony Paradise

A further feature of this delightful home is the grassy paddock to the rear. With fencing, it could lend itself beautifully to equestrian use, whether for a pony, other animals, or even a small flock of chickens for fresh eggs each morning. A single stable, currently used for storage, could easily be reinstated. Equally, the land could be transformed into an orchard, a play area, or simply enjoyed as open space.

Set along a quiet country lane and framed by lime trees that offer both privacy and a picturesque welcome, the property benefits from an in-and-out driveway providing ample parking for numerous vehicles.















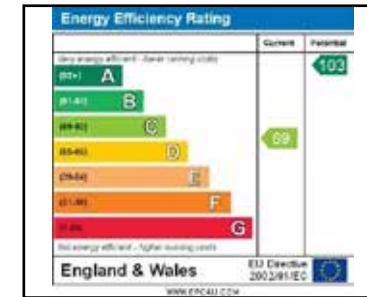








The Annexe 'Dinkys'



Dinkys (annexe) EPC

















INFORMATION



On The Doorstep...

Palgrave combines village peace with convenient amenities. Nestled on the Norfolk/Suffolk border at the head of the Waveney Valley, it retains a traditional charm with a welcoming community centred around the village green and duck pond. The village also features a primary school, a C of E church, a community centre and outdoor spaces for play and recreation.

How Far Is It To...

Just over a mile away, the popular market town of Diss offers shops, leisure facilities and a mainline rail station with direct services to London (90 minutes) and Norwich (20 minutes), making travel refreshingly straightforward. The village itself has a strong sense of community, centred around its primary school, green, hall and play area, while the surrounding countryside provides endless opportunities for walks and outdoor pursuits. For coast lovers, Southwold and Aldeburgh are around 50 minutes away, with North Norfolk's wide skies just over an hour - proof that peaceful village living needn't mean sacrificing convenience.

Directions: Proceed from the Fine and Country office in a westerly direction along Park Road. Continue over the roundabout and then take a left-hand turn and proceed through Fair Green - follow the road up the hill into the village of Palgrave. At the top of the hill take a right-hand turn into Millway Lane. The property can be found some distance along on the left-hand side

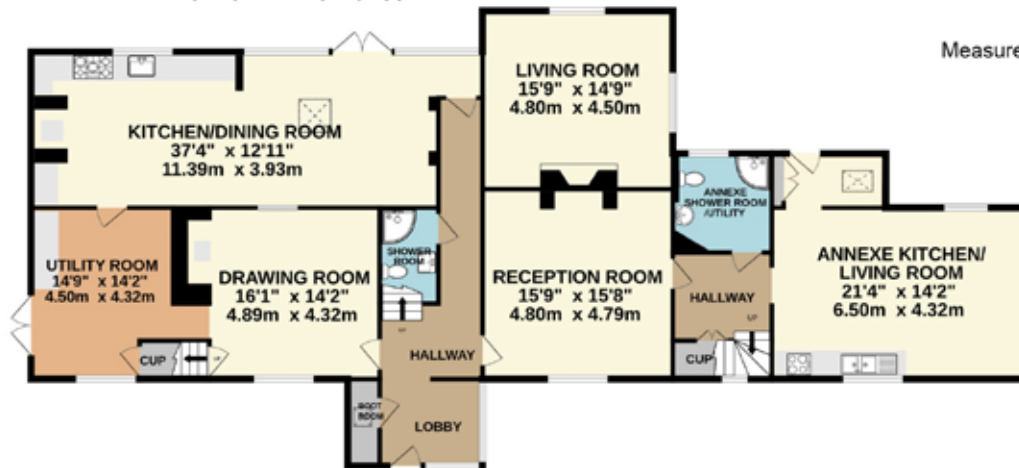
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Services, District Council and Tenure

Oil Central Heating
Mains Electricity & Water, LPG for Hob, Private Drainage.
Broadband Available -but please check www.openreach.com/fibre-checker for your chosen provider
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
Mid Suffolk District Council - Band F - Freehold

GROUND FLOOR
2028 sq.ft. (188.4 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 3394 sq.ft (313.3 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

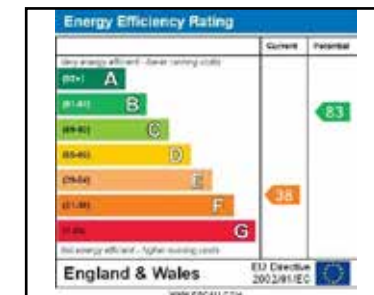
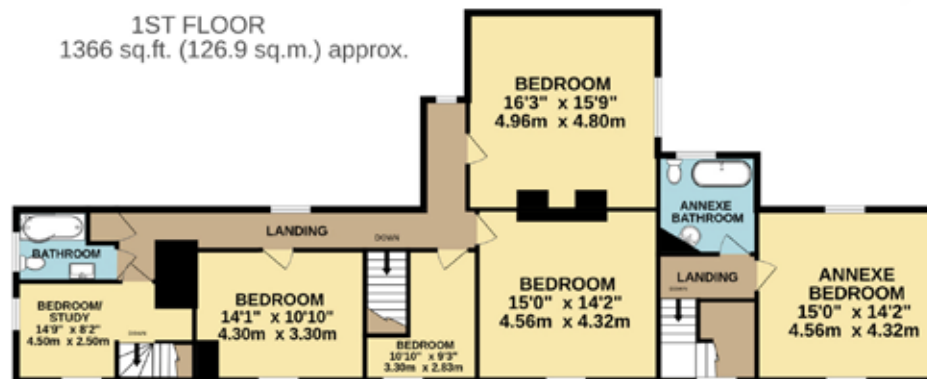
Produced for Fine & Country Estate Agent.



EXTERNAL
SHOWER ROOM
46 sq.ft. (4.3 sq.m.) approx.



1ST FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



Main House EPC

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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