



Willow Hall
Norwich Road | Thwaite, Eye | Suffolk | IP23 7ED

THE HOME OF OPPORTUNITY



Set within the tranquil heart of the Mid Suffolk countryside, this magnificent Grade II listed former hall house offers a unique blend of 16th-century character and modern functionality. Sympathetically modernised by the current owners, this timber-framed residence boasts five bedrooms including an integral annexe. Opportunities for expansion could include commercial or domestic depending on your requirements. Within easy reach of Ipswich, Stowmarket or Diss, with direct train links to London, this is a home that balances heritage, scale, and opportunity - ready for its next chapter.

No Onward Chain.



KEY FEATURES

- A wonderful Grade II listed former hall house rewired and replumbed in 2012
- Fully fitted bespoke kitchen and separate pantry both with granite worktops
- 3 spacious reception rooms all with wood burning stoves
- 5 bedrooms including an integral annexe
- 3.1 acres of land (stms) including a walled garden, an orchard and meadows
- Newly installed outside kitchen
- Large yard with ample parking including covered parking for 11 vehicles
- Planning permission granted for 3 residential properties
- 4,500 sq. ft of restored outbuildings with PP for commercial use & 3 phase installed
- A short drive from the London train links and amenities of Ipswich, Stowmarket and Diss

Thought to date back to circa 1575, the property has been a coaching inn, pub, and then a Pig Farm, and stands proudly in approximately 3.1 acres of mature grounds, offering privacy and scope for further development and a wealth of historic features alongside thoughtful, practical upgrades. Whether you're a growing family, a home-based business owner, or simply seeking a rural retreat with excellent amenities nearby, this property offers an exciting blend of lifestyle and long-term opportunity. This is a home of convenience too, for whilst situated on the A140 for great road links, the home is well screened by mature hedging, trees, and a walled garden so when sitting at the back of the home and outside in the meadows you are aware only of nature at its best.

Step Inside

Coming in through the lobby you are immediately aware of the beautifully considered spaces, each with a nod to its past with original beams, flooring, and fireplaces. Immediately to the left is a cleverly tucked away laundry room, stairs are straight ahead and turning right you discover the dining room – a large room with space for a grand table where the current owners have hosted wonderful suppers for 25 people. The imposing inglenook fireplace lends theatre to dinner parties along with the exposed beams and wood burner making it difficult to leave the table, lingering in cosy conversation. Pass through a small internal hallway, to find the study with beautifully renovated parquet flooring; this already operates as a self-contained annexe for friends and family, with bedroom, en-suite and dressing room above, with this part of the house having its own external door and separate electricity and water supply too. Coming back into the main hallway past the central staircase you find the kitchen, a favourite cosy spot in cooler months, with AGA to hand, and appliances that give a whisper of culinary ambition with a double oven and built in microwave to aid your creations. With granite work tops in the kitchen and pantry these rooms are built to last like the wider home itself. From the kitchen pass through an internal hall with shower room to your right and a formal sitting room ahead, with more of this gorgeous parquet floor and a majestic inglenook with wood burner. This is the room where people come together and snuggle up with a good book in winter, yet in summer, with thick ancient walls enjoy the blissfully cool air.









KEY FEATURES

A pretty conservatory with panoramic views of the garden and double doors to the gardens finishes the ground floor, this is often used as the main entrance to the home.

Futureproofed & Stress-Free Living

In 2012, the main house underwent full rewiring and replumbing, including renovating the AGA, new bespoke kitchen with granite worktops in both the kitchen and pantry. A replacement window was installed in the gable end, enhancing the natural light and character of the home. The accommodation benefits from oil-fired central heating in the main house and electric heating in the southern wing with open fireplaces replaced by more efficient wood burners, and has Superfast 50Mb broadband connected, ideal for home working or streaming. Additional improvements include damp-proof injections, updated roadside drainage, and three-phase electricity—a rare and valuable feature. The outbuildings have not escaped the diligent restorations either, with roofs, timbers, doors, and floors all renovated including the ancient wall of the walled garden. This home provides the perfect blend of historic charm, modern luxury, and peace of mind future proofing.

Exploring Upstairs

The smaller staircase from the end of the home, above the study, leads to a triple aspect bedroom swathed in light, with contemporary ensuite and dressing room (which used to be a kitchen and still has plumbing intact). This feels like a separate wing itself, lost in time with weathered beams, wooden floorboards, and an exposed brick feature fireplace, a really atmospheric retreat for guests. Another dual aspect bright bedroom sits at the far end of the landing from the central staircase. Next is the family bathroom with bath and shower – ideal for bathing the little ones or for a luxurious soak after a leisurely country walk. Further along the landing is a smaller bedroom, currently used and perfect as a nursery or perhaps home office, and another dual aspect double bedroom, beamed and bright. Steep stairs to the second floor reveal a wonderful room in the apex, currently used as a home office but would make a great teens lounge too or of course another bedroom.

Step Outside

Outdoors, the property is equally impressive, with extensive lawns, a walled garden and a seating and dining area overlooking the grounds for alfresco dining. There is covered parking areas for up to 11 vehicles, and a thoughtfully designed outdoor kitchen, with combi oven/microwave plus hob, and WC for open air gatherings. The current owners have hosted parties for up to 150 guests here, opening up the yard for parking, putting marquees on the wildflower meadows, and placing bar and caterers in the outside kitchen and adjoining cart lodge. You can gather in complete privacy, nature all around and with such atmosphere in this beautifully preserved historical setting.





KEY FEATURES

The sunsets are stunning here, strolling on the meandering paths through the wildflower meadows, great for rewilding and also easy to maintain. Here you have the chance to enjoy true nature with an abundance of wildlife including deer, fox, and birds of prey making great entertainment. You can even imagine this property as a wedding and function venue perhaps. The workshop and all the outbuildings have water and power to them and the current owners have secured planning permission to convert the Cart Lodge, housing the outdoor kitchen, and for two new build residential dwellings within the grounds; add to this commercial planning for approximately 4,500 sq. ft of outbuildings, there is huge potential for business or lifestyle conversion including equestrian, holiday lets, Air BNB and ancillary income (excluding storage or distribution uses).

On The Doorstep

The picturesque village of Thwaite is partnered with Stoke Ash and offers amenities including village inns, local deli, and village hall. The village is known for its peaceful and tranquil atmosphere, making it an ideal destination for those looking to escape the hustle and bustle of city life with plenty of opportunity for country walks and a stroll to the pub. Just down the A140 and in the next village, a minute away by car, a village store and BP petrol station sits on the A140 for convenience shopping or Mendlesham and Eye is just five minutes' drive with post office, pub, butcher, bakers, amongst other useful shops including the Handyman where you can buy all household items.

How Far Is It To....

Frogs Farm is opposite and hosts sun downers in the summer months together with its sprawling Sunflower Maze. During the winter months there are pumpkins and Christmas Trees, plenty of family fun to be enjoyed. Thornham Walks are a popular destination for outdoors enthusiasts. The bustling town of Eye is just five minutes away offering health centre, library, deli and chocolatier, butchers, bakers, supermarket, community hospital plus primary and secondary schooling including the well regarded Hartismere School. The market towns of Ipswich, Stowmarket and Diss both offer a wealth of amenities plus a main line rail link to London, whilst historic Bury St Edmunds with its cathedral, shopping and dining is just half an hour away. Further afield Norwich with its airport is within approximately a 40 minute drive and Cambridge is accessible within an hour's drive.

















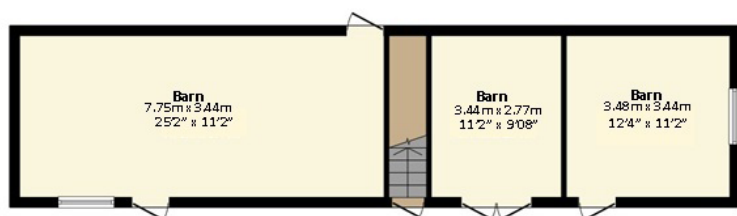








INFORMATION



Annexe Ground Floor

Floor Area 51.9 sq.m. - 558.6 sq.ft

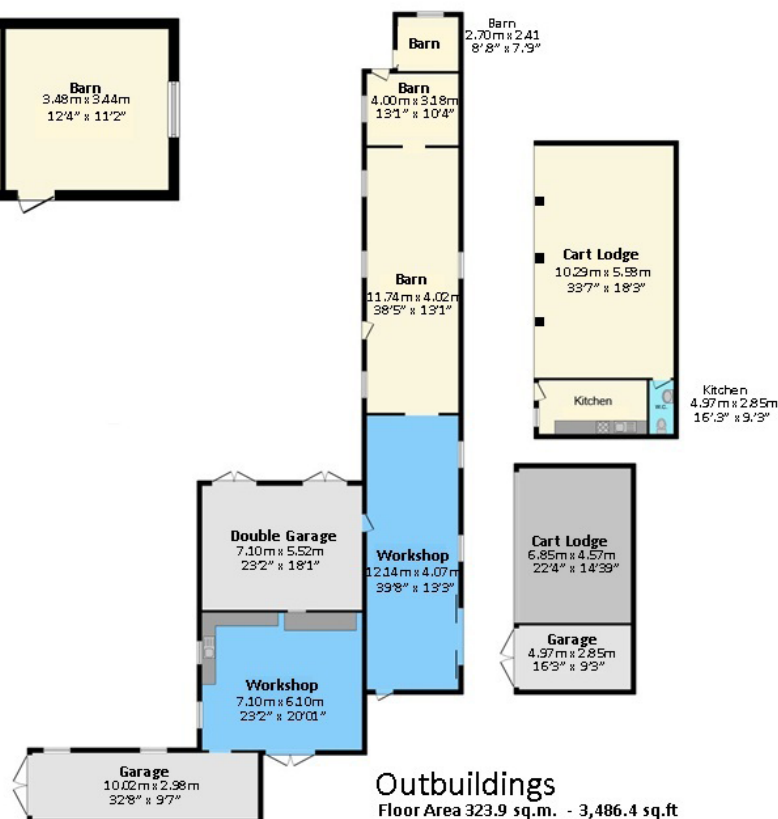


Annexe First Floor

Floor Area 28.8 sq.m. - 320.7 sq.ft

Total Floor Area

Floor Area 405.6 sq.m. - 4,365.8 sq.ft



Outbuildings

Floor Area 323.9 sq.m. - 3,486.4 sq.ft

Directions

From Diss head south on the A140 to Thwaite. The property is first on the left just as you enter the village.

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 [/// animate.evidence.tint](https://www.openreach.com/fibre-checker)

Services, District Council and Tenure

Oil Fired Central Heating/Electric Heating
Mains Electricity and Water
Private drainage by way of Klargester treatment plant
Mid Suffolk District Council; Council Tax Band E-Freehold
Broadband Connection: superfast broadband 50mb download but please check <https://www.openreach.com/fibre-checker>
Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

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Total floor area: 332.3 sq.m. (3,577 sq.ft.)

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