



**The Old Plough,  
Wyverstone,  
Suffolk**

**DAVID  
BURR**



# The Old Plough, Mill Road, Wyverstone, IP14 4SE.

Wyverstone is a quiet and highly regarded Mid Suffolk village, surrounded by open countryside yet well connected for everyday living. There is a strong sense of community, typical of this part of Suffolk, with nearby villages offering well-supported pubs, local schools and village amenities. For commuters, the property is ideally placed, Stowmarket is just a short drive away (approximately 20 minutes), providing a mainline rail service to London Liverpool Street in around an hour, making it perfectly viable for those looking to balance rural living with city access. The A14 is also easily accessible, linking to Bury St Edmunds, Ipswich and Cambridge, whilst Norwich and Stansted Airport are both within comfortable reach. This combination of peaceful countryside, accessibility and community makes the location particularly appealing to families, professionals and those relocating from London in search of space and lifestyle.

A charming Grade II listed Suffolk farmhouse set within approximately 2 acres of land, complete with a self-contained annexe and a range of outbuildings, enjoying a peaceful rural position on the edge of Wyverstone. The Old Plough offers exactly what so many buyers are searching for — a character home with land, ideal for those seeking a smallholding, space for horses or multi-generational living, all whilst remaining within easy reach of Stowmarket and its mainline rail links.

## **A charming Suffolk farmhouse with a self-contained annexe and approximately two acres of land, set in a peaceful rural position with far-reaching countryside views.**

### **Key Features:**

- Charming Grade II listed period farmhouse with a wealth of character
- Beautiful rural setting with far-reaching countryside views
- Four-bedroom main house with versatile accommodation
- Self-contained annexe ideal for guests, family or income
- Range of traditional outbuildings including garage and barn
- Approx. 2 acres of gardens and pasture
- Ideal for equestrian or smallholding use
- Generous parking and courtyard setting
- Peaceful yet accessible Mid Suffolk location
- A true lifestyle property with exceptional flexibility

The Old Plough is exactly the type of property buyers are increasingly searching for, a character home with land, privacy and versatility, offering the perfect balance between lifestyle and practicality. Whether you are looking for a house with acreage, a smallholding, space for animals or multi-generational living, this is a rare opportunity to secure all of the above in one cohesive setting.

The house itself is full of character, with exposed timbers, quarry tile flooring and a warm, welcoming feel throughout. The kitchen/breakfast room forms the natural hub of the home, designed for everyday living and informal entertaining, while the adjoining sitting/dining room provides a generous space for family gatherings. A separate living room offers a more relaxed retreat, and a dedicated study is ideal for those working from home.

On the first floor are four well-proportioned bedrooms, each enjoying a pleasant outlook over the surrounding countryside, served by a family bathroom.

A particularly attractive feature is the self-contained annexe, providing independent accommodation with its own sitting/dining room, kitchen, bedroom and shower room. This space is perfectly suited for extended family, guest accommodation, holiday letting or those seeking a property with income potential as the annexe has been successfully run as a holiday let for 10 years.

Outside, the property is approached via a gravel driveway leading to a traditional courtyard with a range of outbuildings including a garage, barn and useful stores — ideal for buyers looking for workshops, storage or scope for further use.

# The Old Plough, Mill Road, Wyverstone, IP14 4SE.

The grounds extend to approximately two acres, combining formal gardens with pasture land. This makes the property especially appealing to those searching for a house with land for horses, a smallholding, or simply space to enjoy outdoor living in a private and unspoilt setting.

The surrounding countryside is quintessential Suffolk, open, tranquil and beautifully rural, yet the property remains well placed for access to nearby villages and amenities, making it practical as well as picturesque.

In essence, The Old Plough offers what so many buyers are actively seeking but rarely find: a period home with land, an annexe, outbuildings and genuine lifestyle appeal, all within a single, well-balanced property.

**SERVICES:** Mains water, private drainage (septic tank) and oil-fired central heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – E

**EPC RATING:** Not required.

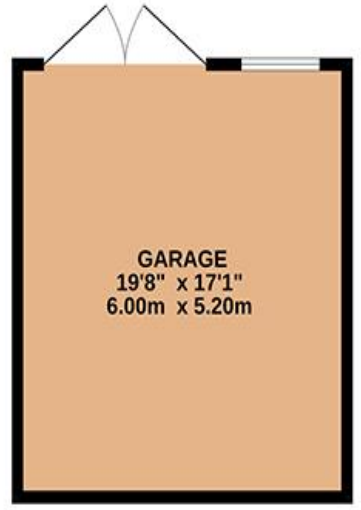
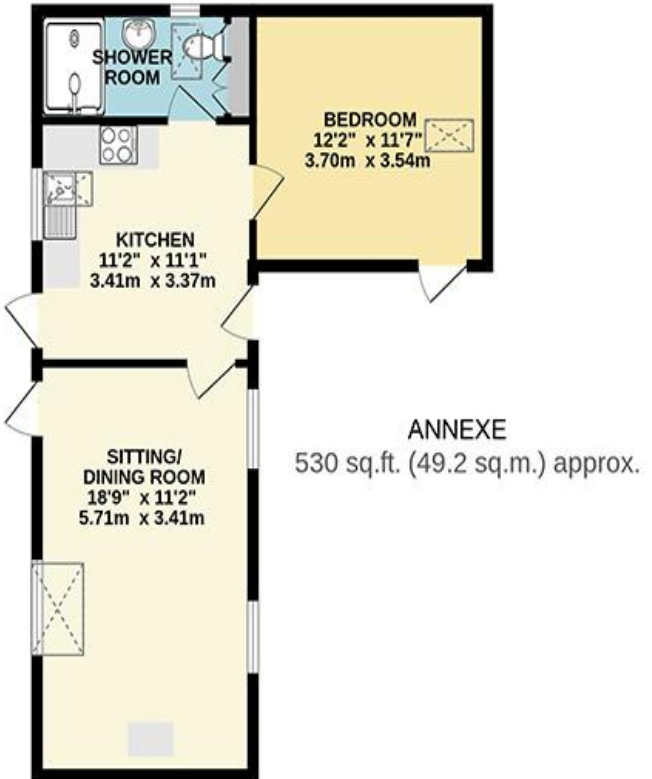
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.







**TOTAL FLOOR AREA (approx.)**  
Accommodation: 2192 sq.ft (203.6 sq.m) (inc. Annexe)-  
Garage/Outbuildings: 681 sq.ft (63.3 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced by HomeSight Studios for David Burr Estate Agent.





