



Manor Cottage
Syleham | Eye | Suffolk | IP21 4LP

 FINE & COUNTRY

COUNTRY LIVING YOUR WAY



Set within approximately 0.4 acres (stms) this immaculately presented three to four-bedroom detached home with a beautifully appointed one-bedroom annex offers the opportunity to enjoy countryside living with exceptional flexibility. Just a short drive from the excellent rail links and amenities of Diss, the property marries rural tranquillity with modern convenience.



KEY FEATURES

- Detached three/four-bedroom Character property
- Beautiful Integral one bedroom annex with vaulted living room
- Large plot of approximately .4 of an acre (stms)
- Immaculately presented throughout
- Wonderful views of the surrounding countryside
- Immediate access to country walks
- Parking for multiple vehicles
- Large garage/workshop
- A short drive from the London train links and amenities of Diss
- No onward Chain

Designed to evolve with family life, this home has been thoughtfully repurposed over the years to suit everything from home working to multi-generational living. Defined by flexibility, character, and lifestyle, it offers space to grow, entertain, and unwind in one of Suffolk's most peaceful yet connected countryside settings, neighbouring a working farm. The current owners have enjoyed 30 years here in a very happy, adaptable home which has grown with them over the years and have thoroughly enjoyed both the home and the location.

Step Inside

The main house welcomes you via a practical porch into a central hallway, setting the tone for a home where versatility is key. To the left, a dedicated office provides the ideal work-from-home space and connects directly to the annex, with the option to incorporate this area into the main house as a fourth bedroom, or as a second bedroom for the annex. The hallway leads to a reading room; previously used as both a dining room and formal sitting room this refined space offers views over the lawns and to the fields beyond. The current sitting room offers a cosy retreat, perfect as a TV lounge, playroom, or dining room. Just off the internal hall, a ground floor shower room is an essential addition for country living, ideal after long walks, gardening, outdoor pursuits or for muddy paws. At the heart of the home lies the kitchen: a bright, east-west facing space designed for year-round enjoyment with door to the terrace and breathtaking field views from the kitchen sink. The oil-fired AGA creates a warm and inviting atmosphere in winter, while in summer, the hob and traditional AGA ovens can be switched off, and the gas hob and electric ovens used instead. This flexible arrangement allows the owners to be ever ready for cooking up a feast but in comfort without excess heat in the warmer months. The AGA also contributes to heating the main house hot water and heats the radiator in the principal bathroom, with the remainder of the home benefiting from central heating. A practical addition is the separate utility room providing additional storage, laundry facilities, and a water softener for ease of maintenance.





KEY FEATURES

Welcome One And All

Added by the current owners in 2022 with full planning consent, the annex is a standout feature, beautifully designed for independent living while remaining connected to the main home if desired. Converted from a former lounge with flat roof it now boasts a stunning vaulted sitting/dining room with expansive French doors opening onto a sheltered terrace overlooking the gardens and fields beyond to truly appreciate the changing seasons, from planting to harvest. The bright, open-plan kitchen with east-west orientation is fully fitted with modern appliances, a dishwasher, and a water softener. A comfortable bright dual aspect bedroom, with access to the attic, and an accessible shower room, complete with handrails and a seat, make it suitable for a wide range of occupants. Underfloor heating throughout, powered by an oil-fired boiler, ensures year-round comfort, with potential for conversion to a heat pump system if desired. With its own private entrance and gated access from the driveway, the annex is fully self-contained with private rear patio for alfresco dining. It has been successfully used for multi-generational living and extended family stays, offering both independence and privacy and presents excellent potential for rental or holiday accommodation, subject to consents.

Explore Upstairs

Upstairs, the sense of space and light continues. Three generous double bedrooms lead from the landing, each thoughtfully designed with fitted wardrobes for a seamless, move-in-ready experience. The principal bedroom is a calm and elegant retreat, benefitting from dual-aspect east and west-facing windows that invite natural light throughout the day while maintaining a cool, airy feel in summer, with windows open all night to enjoy a through breeze. The ensuite is finished with a chic and contemporary feel whilst the remaining bedrooms are served by a well-appointed family bathroom with a shower over bath. One bedroom is currently used as a dressing room, complete with a large sofa bed, allowing adaptability for guests and family needs.

Step Outside

Approached from a country lane, the in-and-out driveway provides parking for multiple vehicles alongside a large garage/workshop and the grounds offer both scale and opportunity. Extended in 2001, the garden has hosted everything from cricket matches and football games to pitch-and-putt and even a shooting range, highlighting its versatility and sense of freedom. Today, the garden is mainly laid to lawn and dotted with elegant silver birch trees, chosen specifically by the current owners for their upright growth to preserve uninterrupted field views. It remains a blank canvas for those seeking a more self-sufficient lifestyle, with ample space for greenhouses, vegetable beds, and further landscaping.















THE ANNEXE







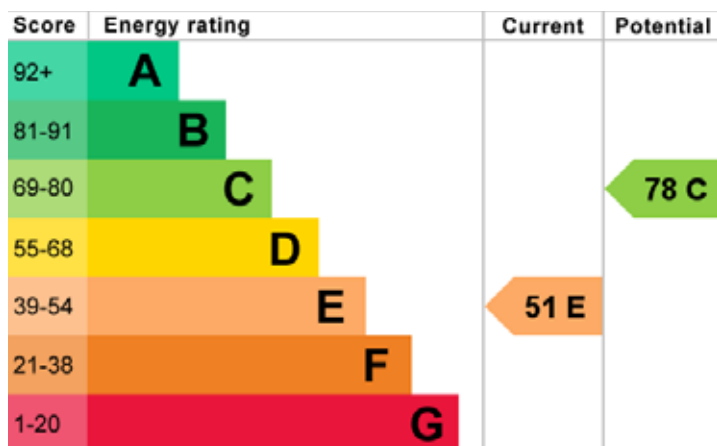




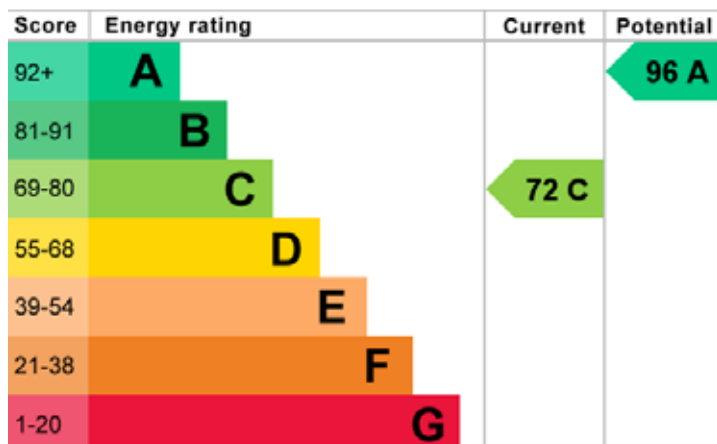




INFORMATION



MAIN HOUSE EPC



ANNEXE EPC

The outdoor lifestyle here is effortless: enjoy a morning coffee on the terrace by the kitchen, relax in the shade of the cherry tree during the day for leisurely lunches, and unwind in the evening courtyard by the annex with sunset views. With minimal light pollution, the garden transforms at night into the perfect spot for stargazing. A public footpath runs adjacent to the property, offering immediate access to countryside walks through the Waveney Valley and the surrounding fields are rich with wildlife, from deer to rabbits, while post-and-rail fencing with discreet wire offer protection without compromising the view. Additional features include garden storage and a shed.

On The Doorstep

The property is situated in the small Suffolk village of Syleham, surrounded by farmland and countryside in the heart of the Waveney Valley and is less than half a mile from the river. This vibrant community enjoys a village hall offering regular activities and a bowls club whilst just two miles away the historic village of Hoxne, one of the oldest settlements in the world, offers primary education. Stradbroke is also close by offering GP surgery, schools, fitness centre and swimming pool, shops, pubs, library, and community centre. Wingfield Barns nearby offers a cultural hub with regular events, including theatre, live music, art exhibitions, creative workshops, classic cinema screenings, and community-led activities.

How Far Is It To?

Nearby towns Harleston and Diss offer further day to day amenities with Diss train station offers direct commuter services to London Liverpool Street in around 90 minutes. The national road network can be accessed via the A140 and A12, providing links to London and Cambridge via the A14. Norwich Airport is just 30 minutes away, whilst for days out closer to home, Framlingham Castle is 20 minutes to the south with its historic castle and quaint town and Southwold beach just 40 minutes' drive.

Directions:

From Diss head east on the A143 and take the turning to Brockdish. Turn right onto Syleham road and turn right at the next junction once you have crossed the bridge. Follow Syleham road west until you turn left onto Wingfield road. Go up the hill and the property is on your left.

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 [///smooth.sings](http://smooth.sings). surprised

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

Drainage - Private Water Treatment Plant

Broadband 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 - Main House Band E, Annex Band A, Freehold

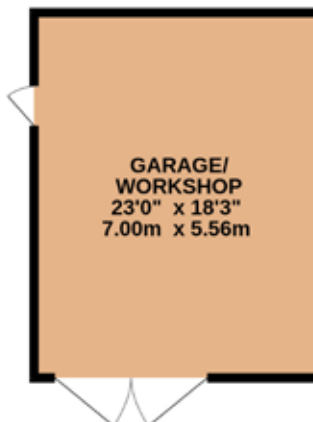
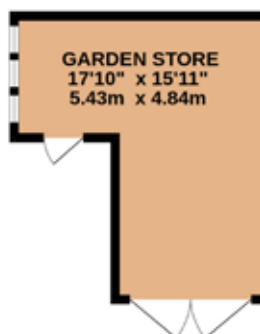


TOTAL FLOOR AREA (approx.)

Accommodation: 2088 sq.ft (194 sq.m) - Garage/Outbuildings: 638 sq.ft (59.2 sq.m)

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

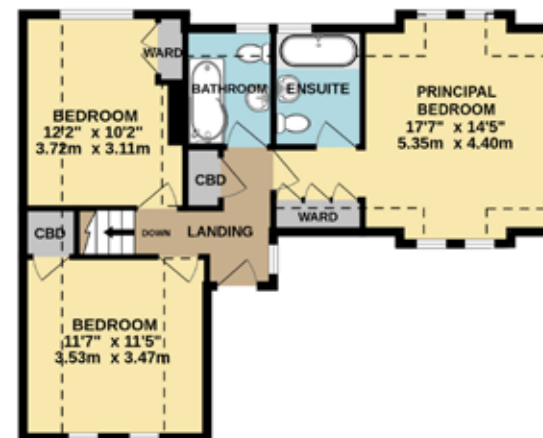
Produced by HomeSight Studios for Fine & Country Estate Agent.



GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



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.



FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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