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Viewing Arrangements

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Church Corner, Bedingfield, Eye IP23 7QG

Guide Price £650,000 - £700,000

No onward chain - A rare opportunity to acquire a private rural family home with just over 1.5 acres, established gardens, barn, workshop, double garage, gated driveway and potential to create a wonderful countryside home.

- Detached family home extending to over 2,200 sq ft
- Private plot of just over 1.5 acres
- 5 double bedrooms, two having en-suites
- Three versatile reception rooms
- Spacious kitchen breakfast room
- Detached double garage, barn, workshop and two summerhouses
- Excellent opportunity to modernise
- EPC Rating E







Property Description

Life in Bedingfield moves at a gentler pace. Surrounded by open countryside, winding lanes and far-reaching rural views, this charming Suffolk village offers a wonderful sense of peace and space that's becoming increasingly hard to find. Whether it's morning walks through the rolling landscape, spotting local wildlife from your garden, or simply enjoying the quiet that comes with village life, Bedingfield provides an idyllic escape from the hustle of modern living. Despite its wonderfully secluded feel, the village remains well connected. The historic market town of Eye is just a short drive away, providing everyday essentials, independent shops, cafés, healthcare facilities and a range of schooling options. Families are particularly well served by the highly regarded Hartismere School and Sixth Form College in Eye, while a number of well-regarded primary schools can be found in the surrounding villages, making the area a popular choice for those seeking a rural lifestyle without compromising on educational opportunities. Positioned close to the Norfolk border, residents also enjoy easy access to some of East Anglia's most beautiful countryside, picturesque villages and coastline. For those seeking a relaxed rural lifestyle without feeling isolated, Bedingfield strikes the perfect balance between tranquillity, community and convenience.

Set against a peaceful countryside backdrop, this substantial detached home offers more than 2,200 sq ft of versatile accommodation, providing the perfect setting for growing families seeking space, flexibility and the opportunity to create a home tailored to their lifestyle.

The spacious kitchen breakfast room is ideally suited to busy family life, offering plenty of room for everyday dining and informal gatherings. Adjoining the separate dining room, it also presents exciting potential to create an impressive open-plan kitchen and entertaining space if desired. For more formal occasions, the dining room in the current layout provides an elegant setting for hosting friends and family, while the generous dual-aspect lounge enjoys an abundance of natural light and offers the perfect place to relax and unwind. The ground floor continues to impress with a substantial second reception room, also dual aspect, providing excellent versatility as a family room, games room or home cinema. The ground floor is completed by an inner hallway that's big enough to use as a dedicated home office or study area, a practical utility room and cloakroom. Upstairs, five well-proportioned double bedrooms ensure ample space for family and guests alike. Two bedrooms benefit from their own en suite facilities, whilst the remaining bedrooms are served by a four-piece family bathroom. Offering exceptional scope for modernisation and enhancement, this is a home brimming with potential. Whether you're dreaming of creating an expansive open-plan living environment, designing the ultimate family retreat or simply embracing the space and tranquillity of country living, this impressive property provides the perfect canvas to bring those aspirations to life.

Approached via a leafy green entrance and set well back from the road, the property occupies a wonderfully private plot of just over 1.5 acres, offering an exceptional combination of established gardens, useful outbuildings and natural outdoor space. A gated driveway sweeps into the property, providing extensive parking and leading to a detached double garage with power and lighting. Further gated vehicular access to the side allows vehicles to enter the grounds with ease, providing direct access to the barn, which is equipped with power and lighting, making it ideal for a variety of uses. Within the grounds there are also two summerhouses together with a substantial workshop, again benefiting from power and lighting. The gardens themselves are divided into two distinct areas. Immediately surrounding the house is a beautifully private garden enclosed by mature hedging and established trees, creating a peaceful setting in which to relax and entertain. Archways lead through to the second section of the plot, a more natural and lightly managed expanse that offers exciting potential for a future orchard or simply a haven for wildlife. Rarely does a property offer such a diverse range of outdoor space, combining established gardens, practical outbuildings and over 1.5 acres of grounds that provide both privacy and endless possibilities.

Rooms are as follows

ENTRANCE HALL:

RECEPTION ROOM ONE: - 6.43m x 3.84m (21'1" x 12'7")

DINING ROOM: - 4.37m x 3.05m (14'4" x 10'0")

KITCHEN/BREAKFAST ROOM: - 3.35m x 4.85m (11'0" x 15'11")

UTILITY: - 1.91m x 2.59m (6'3" x 8'6")

INNER HALL/STUDY: - 1.96m x 3.91m (6'5" x 12'10")

RECEPTION ROOM TWO: - 5.08m x 5.26m (16'8" x 17'3")

WC: - 1.93m x 1.19m (6'4" x 3'11")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.05m x 5.28m (10'0" x 17'4")

EN-SUITE: - 1.91m x 1.96m (6'3" x 6'5")

BEDROOM: - 3.40m x 4.65m (11'2" x 15'3")

EN-SUITE: - 1.91m x 1.70m (6'3" x 5'7")

BEDROOM: - 3.38m x 3.25m (11'1" x 10'8")

BEDROOM: - 2.95m x 3.81m (9'8" x 12'6")

BEDROOM: - 2.34m x 2.90m (7'8" x 9'6")

BATHROOM: - 2.11m x 3.00m (6'11" x 9'10")

WORKSHOP: - 3.48m x 9.09m (11'5" x 29'10")

SUMMERHOUSE: - 3.28m x 3.30m (10'9" x 10'10")

BARN: - 6.50m x 11.58m (21'4" x 38'0")

GARAGE: - 5.61m x 5.59m (18'5" x 18'4")

SERVICES:
Drainage - private (sewage treatment plant)
Heating - oil
EPC Rating E
Council Tax Band F
Tenure - freehold





