



Scole Road | Brockdish | IP21 4JL

Price Guide £725,000

twgaze

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Attractive Grade II listed period farmhouse. 4 double bedrooms. Over 3,500 sq.ft of accommodation. Grounds extending to 1.2 ac. Large 36' garage/workshop. Two separate driveways front and rear. Abundance of original features and exposed timbers. Solar Panels helping towards lower energy bills. Village centre position.

- Attractive Grade II listed period Farmhouse
- Grounds extending to 1.2 acres
- Over 3,500 sq.ft of living accommodation
- Two driveways (one to front and rear)
- Viewing highly recommended
- 4 double bedrooms
- Exposed timbers and an abundance of features
- Large 36' garage/workshop
- PV (Photovoltaic panels)

Location

The house is located in Brockdish which is an attractive village found just off the A143, with a popular pub/restaurant (The Kings Head) and close proximity to access and walks along the pretty River Waveney. Brockdish is ideally placed between the market towns of Diss and Harleston and for those needing trips to London, there is a mainline rail service at Diss, with a journey to London Liverpool Street in around 90 minutes. The Suffolk coastline, along with its stunning destinations, including Southwold and Aldeburgh, is only 40 minutes away, with The Norfolk Broads a short distance away. Overall, this is a very attractive area, nestled on the borders of Norfolk and Suffolk with easy access to the wider world.

The Property

White House Farm is a handsome Grade II listed residence, boasting excellent kerb appeal with its prominent sash windows and draped Wisteria covering much of the front façade. The front section of the house, thought to be of timber frame construction, dates back to around 1640, with a further extension from the kitchen/diner and back bedroom added in later years. This cherished home offers a practical layout, as well as plenty of space, which totals over 3,500 sq. foot of living accommodation. There are four reception rooms on the ground floor; the large living room at the front of the house is sizeable, with exposed wall and ceiling timbers, sash windows/shutters and a prominent chimney breast displaying a herringbone hearth and wood burning stove. The impressive dining room is equally a lovely formal space, ideal for hosting family or friends, whilst the Day Room is a relaxing place to unwind, read or study.





From a side porch, a welcoming hallway provides a place to greet and uncloak; leading into the inner hallway and kitchen/diner. The kitchen has good side board/food preparation space, along with an AGA and a door to a boiler cupboard and beautifully spacious conservatory (built around 20 years ago) which opens into the courtyard. Further back from the kitchen is a potential office, along with a shower room/WC and a large walk-in store room, which could easily be used as a pantry.

Upstairs, the house has four nicely proportioned double bedrooms; the standout main bedroom and bedroom 2 at the front are similar in size to the reception rooms below. The landing then leads back to a well appointed bathroom with bath and separate shower cubicle, along with two more bedrooms, one of which is currently set up as a study/library and, finally, the back guest bedroom, which benefits from an en-suite shower room. There are two generous attic sections - both gable ends have windows and hold potential to be converted into further living accommodation (subject to relevant listed building consent/building regulations).

Outside

The wall-bordered 'cottage style' garden is stocked with an array of shrubs, with a gate and path leading to the front entrance door. To the right side of the house is a curved wall and gated entrance into the main driveway, which caters for a number of vehicles. The farmhouse holds vehicular right of access along the neighbouring left-hand driveway, leading to a gated secondary driveway at the rear; this also allows for ample parking and leads to the large 36' x 20' (743 sq. foot) garage/workshop with 16 x PV (photovoltaic) panels on the roof (which are owned by the seller and provide an income towards lowering energy bills). The barn/outbuildings are also accessed off the rear driveway, measurements of which can be seen on the floorplans.

There are two generous pockets of garden at the rear; the first of which is adjacent to the garage with a lawn and mature trees and shrubs to borders. The second is found via a copper beach pergola walkway which opens to a large section of mature grass and an orchard. Various shrubs and mature trees edge the boundary.

Services: Mains electricity and water are connected. Gas fired central heating system. Private drainage system.

Viewing: Strictly by appointment via TW Gaze.

How to get there: What3words: [///peachy.massaged.develop](https://www.what3words.com/#!/peachy.massaged.develop)

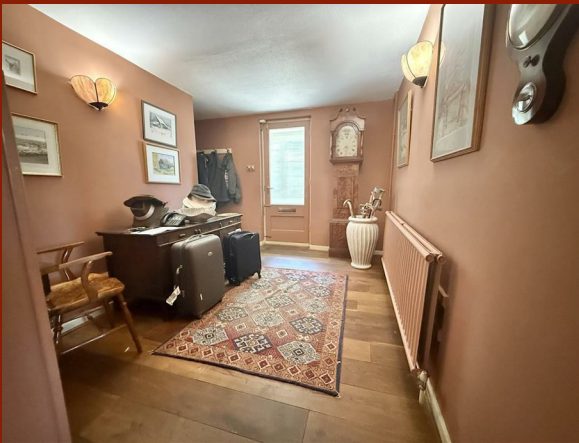
Freehold

Council Tax: G

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

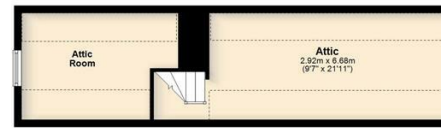
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Ground Floor
 Approx. 164.8 sq. metres (1773.9 sq. feet)



First Floor
 Approx. 127.5 sq. metres (1372.6 sq. feet)



Second Floor
 Approx. 34.7 sq. metres (373.9 sq. feet)

Total area: approx. 327.1 sq. metres (3520.4 sq. feet)

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