



Farthingale
Southolt Road | Worlingworth | Suffolk | IP13 7HW

A COTTAGE WITH SOUL



A beautifully presented Grade II listed, 4/5 bedroom, detached cottage, steeped in history and set within approximately 1.7 acres of wonderfully private Suffolk countryside (stms). Dating from around 1560 and sympathetically extended in 1982, this exceptional home combines centuries of character with a thoughtfully renovated interior and a wonderfully relaxed sense of space.



KEY FEATURES

- Wonderful Grade II listed detached property
- Large double garage with workshop
- Beautiful plot of approximately 1.7 acres (stms)
- No near neighbours
- Presented beautifully throughout
- Complete renovation only ten years ago
- Four/Five double bedrooms
- Three bathrooms
- Less than 15 minutes from the wonderful town of Framlingham
- Chain Free

The current owners were drawn by the chocolate box exterior of the house and how it sits in the large, secluded gardens with no near neighbours. The house and grounds were historically where Farthingales were made - the framework for crinoline dresses/skirts. These were made from Willow and there is still a very old large willow tree (as well as several younger ones) featured in the gardens, in which the current owners have invested heavily adding an in/out driveway and making the lawns, orchard, copse, pond and seating areas flow into a large area to be enjoyed.

Step Inside

Arriving at the charming Suffolk pink cottage, a pretty porch creates an appealing first impression before opening into the original entrance hall with tiled flooring leading into a series of beautifully proportioned reception rooms, each with its own personality and outlook. The east-facing kitchen/living/dining room offers striking exposed beams, a handsome fireplace and a bank of floor-to-ceiling windows flooding the room with natural light, drawing the garden beautifully into view. In the evenings outside floodlights illuminate the garden and pond. Generous enough for a large dining table, relaxed seating and with further seating for gatherings around the kitchen island, it is a wonderfully sociable space equally suited to everyday family life and entertaining. The kitchen zone is exceptionally well equipped, with a large range cooker, substantial island and walk-in pantry, while a useful utility room and cloakroom sit just beyond in the rear hallway, perfect for dogs and children to scamper into! Three further reception rooms provide plenty of flexibility. The bright drawing room features an exposed brick fireplace, Dovre wood burner and tiled floor, while the west-facing living room offers softer evening light, brick fireplace and a second Dovre wood burner. Tucked discreetly away, the dining room, if required could also serve as a fifth bedroom.

The property has been comprehensively renovated creating a superb blend of historic charm and modern comfort. Works included a new concrete ground floor with damp course and insulation, a new roof, replacement timbers, wiring and heating. The electrical wiring was inspected in 2024, while the septic tank has been checked and is compliant. Oil-fired central heating is conveniently zoned between the ground and first floors, with LPG supplying the hob.





KEY FEATURES

Exploring Upstairs

A wonderful sense of space continues upstairs, where the staircase rises to an impressive, vaulted landing that doubles cleverly as a home office/study – what a place to work! Exposed beams and the proportions of the historic cottage create a wonderfully atmospheric backdrop. The principal dual aspect bedroom enjoys a peaceful position to one side of the house and has a magnificent, vaulted ceiling with large beam running across, its own ensuite and a south-easterly aspect that welcomes beautiful morning light. The main guest room is also full of character whilst two further, more modern double bedrooms offer versatility. The bedrooms are served by two family bathrooms, making busy mornings and weekends with guests wonderfully straightforward. Multi-generational living would be easy here with the two more modern bedrooms with bathroom in between, serving as a bedroom and lounge. There is a fully carpeted loft space above this area which has been used as a music room in the past and would make a superb teenager's hang out.

Step Outside

Approached via a large in and out gravel driveway which sweeps around to the rear of the property, you feel like you are driving into parkland. There is plentiful parking alongside a substantial double garage with workshop and storage space. The approximately 1.7-acre grounds are beautifully maintained and wonderfully private, well stocked with trees, shrubs, rose bushes and climbers, many being very old English cultivars. In February the garden is a delight with thousands of snowdrops and the beautifully fragrant flowering shrubs emerging. As Spring arrives the wilding area on the main lawn, the copse and the orchard bloom with blossom, daffodils and cowslips, a feast for the senses. The vegetable plot offers a dedicated soft fruit section, (strawberries, raspberries, gooseberries and blackberries), an asparagus bed and other beds yielding potatoes, tomatoes, cucumber, lettuce, courgettes and other vegetables. A small orchard provides apple and pears, fresh peaches, figs, plums and mirabelles.

The garden offers numerous areas to relax in – whether sitting on the sun terrace from the second the sun comes up enjoying breakfast with the newspaper, moving to the deck outside the summer house later in the morning (even in winter with windows both sides) for coffee, or in the evenings sitting in the copse around the fire pit enjoying fish and chips, with wonderful unobstructed sunsets across the fields, watching the stars come out in the big Suffolk skies with no light pollution.





































INFORMATION



On the Doorstep

Worlingworth is a popular village approximately 6 miles from both Framlingham and Eye, with a thriving community centre offering a wealth of regular activities and seasonal events and an Ofsted-rated Outstanding primary school. Nearby Southolt church holds a magical Christmas by candlelight service and also has a pretty fishing pond. Nearby Framlingham, famous for its historic 12th Century castle, offers a range of everyday amenities, including a Co-op, GP surgery, vets and delicatessen.

How Far Is It To....

Diss, approximately 11 miles away, offers regular mainline services to London Liverpool Street, further day to day amenities and three supermarkets. Woodbridge offers picturesque river walks and exciting news of Ed Sheeran's worldwide music hub in preserved ancient farm buildings, just a short distance away in Tannington will be something to watch! The area is also well served by a strong selection of state and independent schools, including Thomas Mills High School and Framlingham College.

Directions

From Diss head south on the B1077 to Eye; continue on the Cranley Green Road to Redlingfield and then turn left on to Wood Lane Road, follow to Southolt Road and turn left. The house is on the left with the village sign on it's boundary.

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 /// [sunshine.sedative.groom](https://www.sunshine.sedative.groom)

Services, District Council and Tenure

Oil Fired Central Heating

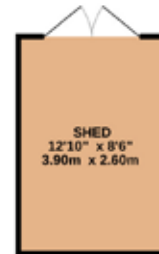
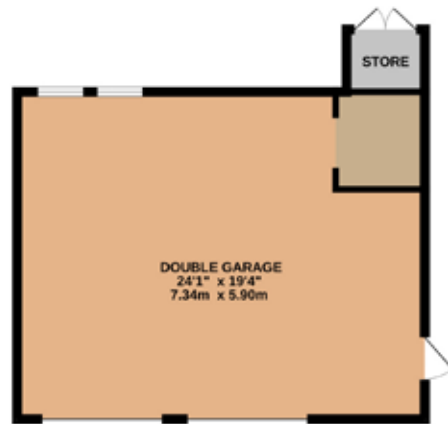
Mains Electricity & Water

Drainage – Septic Tank

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.

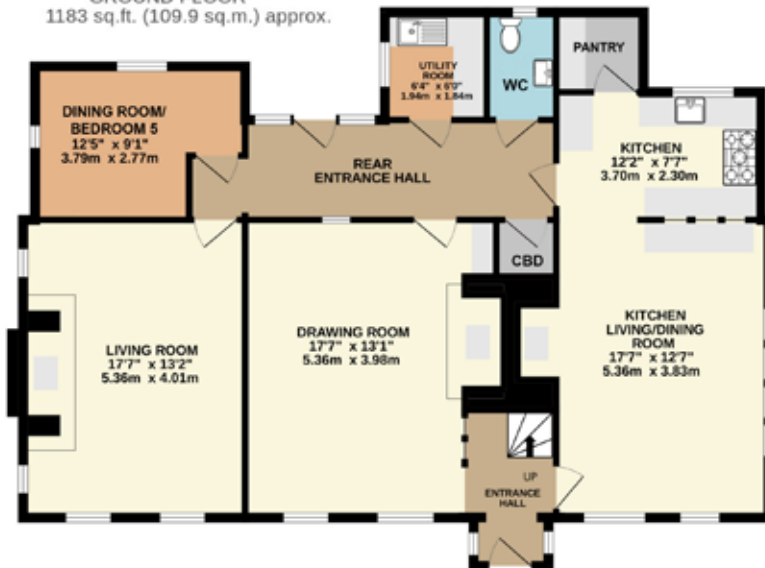
Mid Suffolk District Council – Band F- Freehold



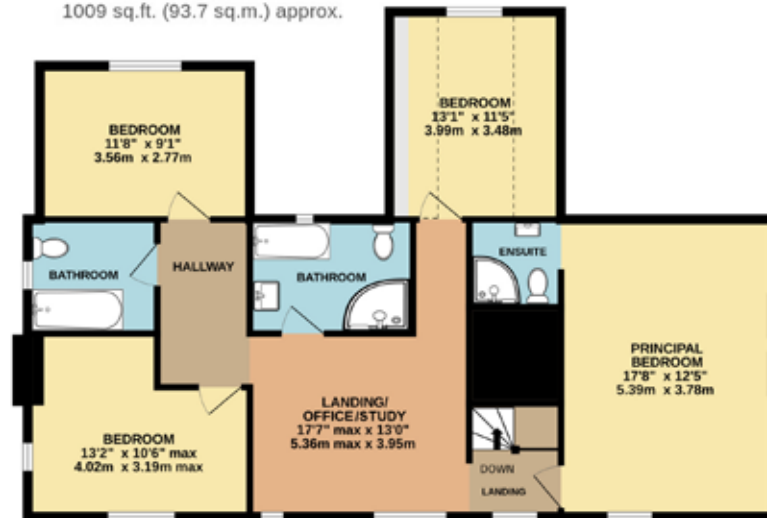
TOTAL FLOOR AREA 2868 sq.ft. (266.4 sq.m.)(approx.)
 Accommodation: 2192 sq.ft (203.6 sq.m) - Garage/Outbuildings: 676 sq.ft (62.8 sq.m)
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Produced by HomeSight Studios for Fine & Country Estate Agent.



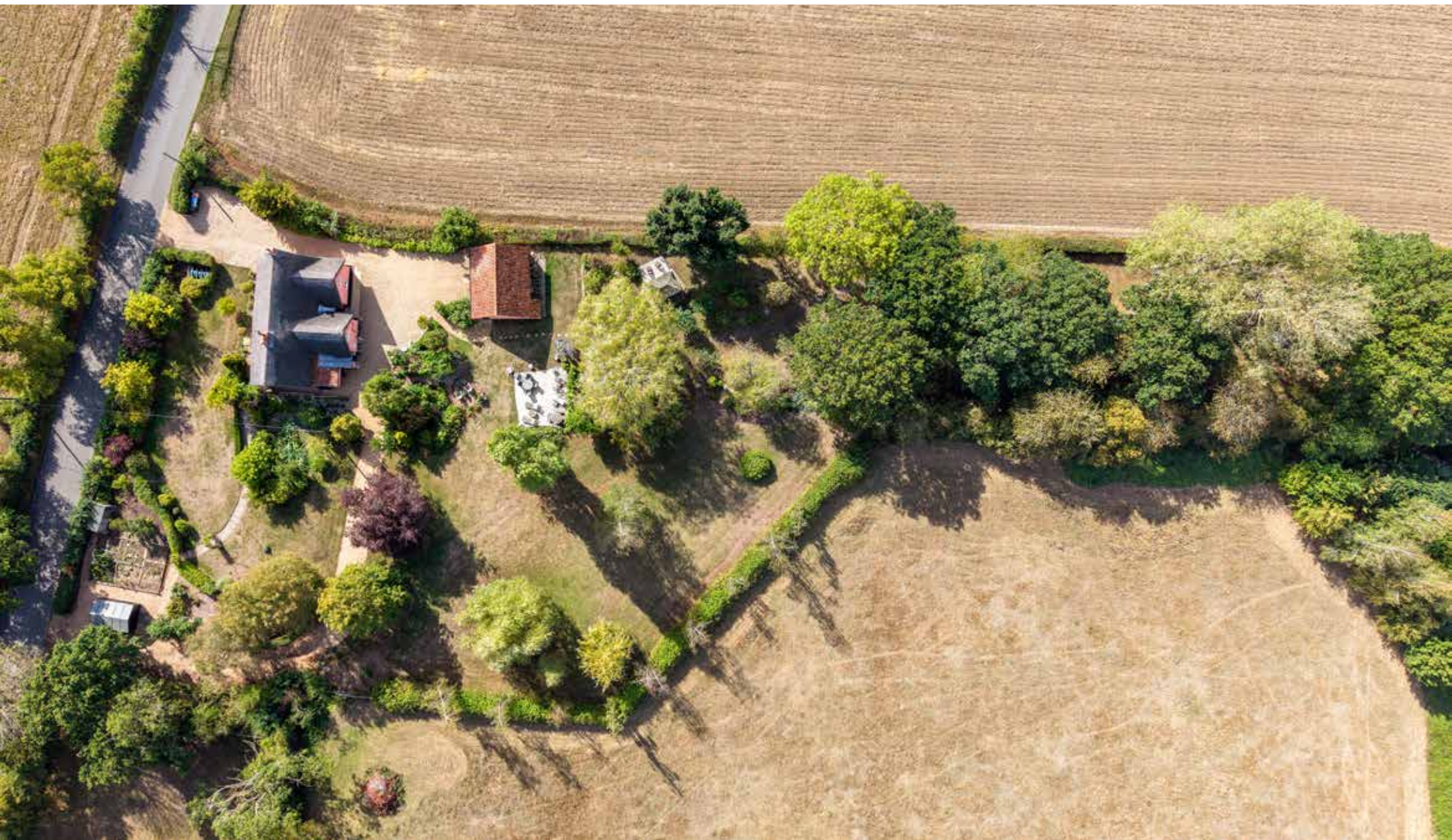
GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
1009 sq.ft. (93.7 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.



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