



IVY FARMHOUSE  
44 HIGH ROAD, NEEDHAM, IP20 9LB





A charming, well-presented and characterful village farmhouse in delightful gardens and grounds in excess of 1 acre

The property is an attractive and charming Grade II Listed former farmhouse in the popular village of Needham. It is set behind a tall crinkle crinkle wall and approached via a gravel driveway providing parking for several cars, plus the benefit of a detached double garage.

The accommodation is both spacious and versatile. There is an impressive sitting room with inglenook fireplace and two staircases to the first floor. Off the sitting room is a reception room with feature fireplace. The vendors currently use it as a study but it could be a variety of uses. There is a double aspect dining room with large fireplace and beyond is the recently refitted kitchen. It is in a comprehensive range of shaker style units. There is a delightful snug/playroom off the kitchen that has double doors out to the garden. On the first floor are four bedrooms, all with their own character and charm. There are two well-appointed bathrooms.

The gardens really are a delightful feature of the property. There is a superb pond and haven for wildlife

and a lawn beyond. There is a wide array of mature shrubs and trees and the vendors have created meandering paths through trees and around the garden which is a delight. Beyond the gardens are fields and the vendors have created pockets from which to enjoy the vistas beyond. The setting provides for a picturesque backdrop for the house.

#### LOCATION

Needham is set along the Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists, vets, schools, hotels, cafes, restaurants and pubs. Diss train station has a mainline rail link to Norwich and London Liverpool Street.

#### SERVICES

Gas fired central heating and wood burner. Drainage via septic tank. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk Council & Tax Band F



4



4



2



1.1  
acres



8 miles



EPC















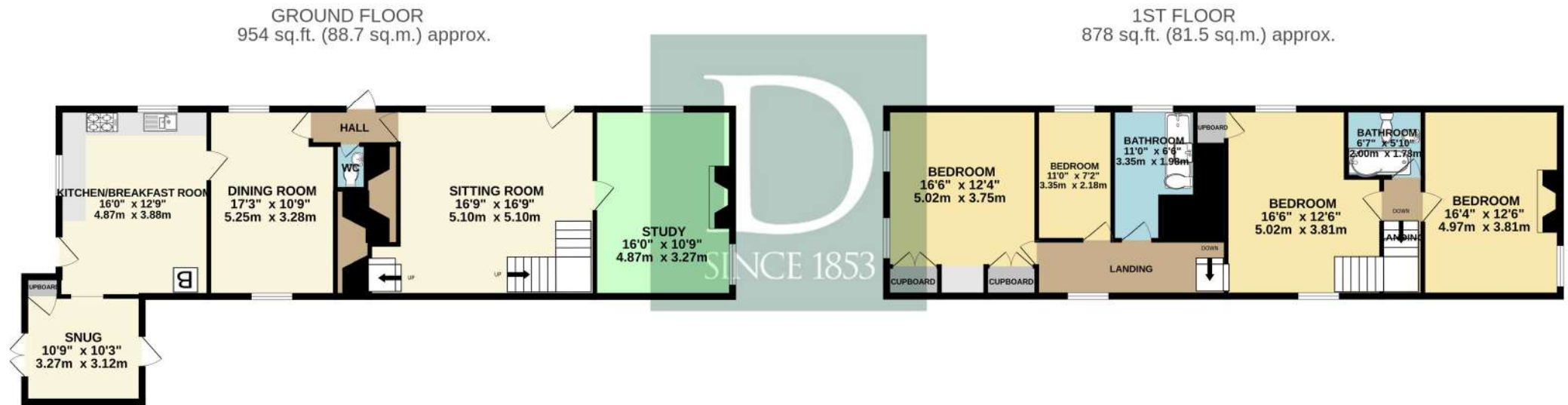








## FLOOR PLAN



TOTAL FLOOR AREA : 1832 sq.ft. (170.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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