



Top Road, Wingfield - IP21 5QT

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Top Road

### Wingfield, Diss

NO CHAIN! Nestled within a CHARMING RURAL VILLAGE and enjoying a truly ENVIABLE POSITION, this DETACHED PERIOD GRADE II LISTED HOME offers a rare opportunity to acquire a piece of history with NO ONWARD CHAIN. Set on a GENEROUS 0.4 ACRE PLOT (STMS), the property that extends to over 2000 SQFT (stms) welcomes you through a characterful entrance, leading into a SUBSTANTIAL 30' MAIN RECEPTION ROOM, where an impressive INGLENOOK FIREPLACE creates a warm and inviting atmosphere, perfect for both family gatherings and entertaining guests. The flow continues seamlessly into a SEPARATE DINING ROOM complete with an AGA, ideal for formal occasions, and a WELL-EQUIPPED country style KITCHEN and separate UTILITY, providing ample space for culinary pursuits and everyday convenience. Completing the ground floor is a ground floor shower room/WC. Upstairs, off the landing there are FOUR AMPLE BEDROOMS which offer flexibility for family living or home working, complemented by a main family BATHROOM with separate bath and shower.



Period features abound throughout, including exposed beams and original detailing, blending timeless elegance with versatile living. The property's thoughtful layout maximises both light and space, while large windows frame picturesque views of the surrounding countryside, creating a peaceful retreat that feels both spacious and welcoming. The house offers enormous potential for any new owner looking to make this period house their own.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Period Grade II Listed Home
- No Onward Chain
- 0.4 Acre Plot (stms)
- Stunning Rural Village Location
- 30' Main Reception Room With Inglenook Fireplace
- Kitchen/Utility & Separate Dining Room
- Four Ample Bedrooms & Two Bathrooms
- Backing Onto Open Farmland

The rural village of Wingfield is a small rural hamlet close to the village of Fressingfield which is a traditional rural village with excellent local facilities including The Swan Public House, the Fox & Goose, a village shop, primary school, nursery, doctors' surgery and a sports club with football,



tennis and bowls facilities. A wider range of shopping facilities are available in Harleston and Diss, which also boasts a mainline train station to London Liverpool Street via Ipswich with the journey taking approximately 90 minutes.

### SETTING THE SCENE

The property is approached using Top Road on the edge of the rural village of Wingfield and opens onto a large gravel driveway proving parking for multiple vehicles. The gardens wrap around the house with the main entrance door found to the front off the front.

### THE GRAND TOUR

The front door opens to the entrance hall with spiral staircase leading to the first floor. The entrance hall leads to the very impressive 30' drawing room/sitting room with fireplaces at either end including an impressive inglenook fireplace and a plethora of exposed timbers. There is a separate dining room off the kitchen with brick paved flooring and an AGA. The kitchen is fitted with a range of painted farmhouse style wall and base units with wooden worktops over as well as a door to the rear garden. There is a separate utility room off the kitchen with a door to the ground floor shower room providing a shower, w/c and hand wash basin. On the first floor there is an impressive triple aspect principal bedroom as well as three further bedrooms all of which would accommodate a double bed with all rooms again offering plenty of period features. Off the landing there is also a family bathroom with bath and separate shower as well as 'his and hers' sinks and a w/c. The house has recently been repainted internally throughout but still requires various modernisation in parts offering enormous potential for prospective buyers.

### FIND US

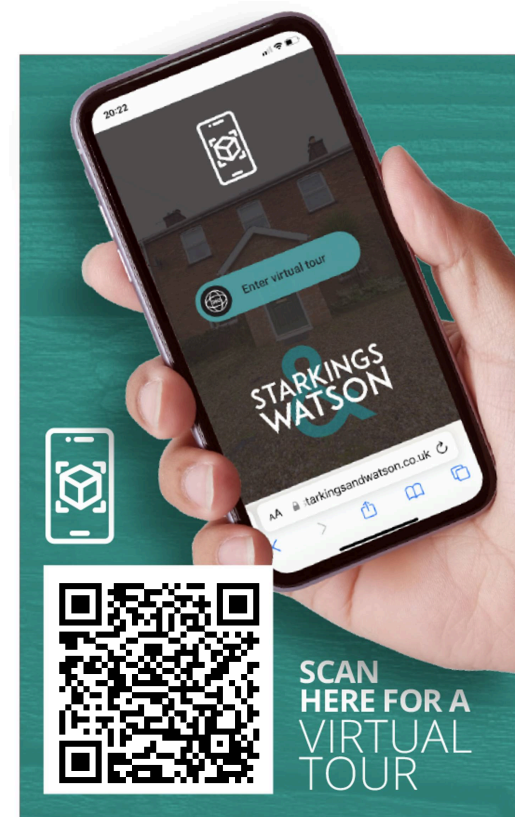
Postcode : IP21 5QT

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

Buyers are advised there is Oil fired central heating. Mains water and electric. Drainage is provided via septic tank. The house is EPC Exempt as its Grade II Listed.



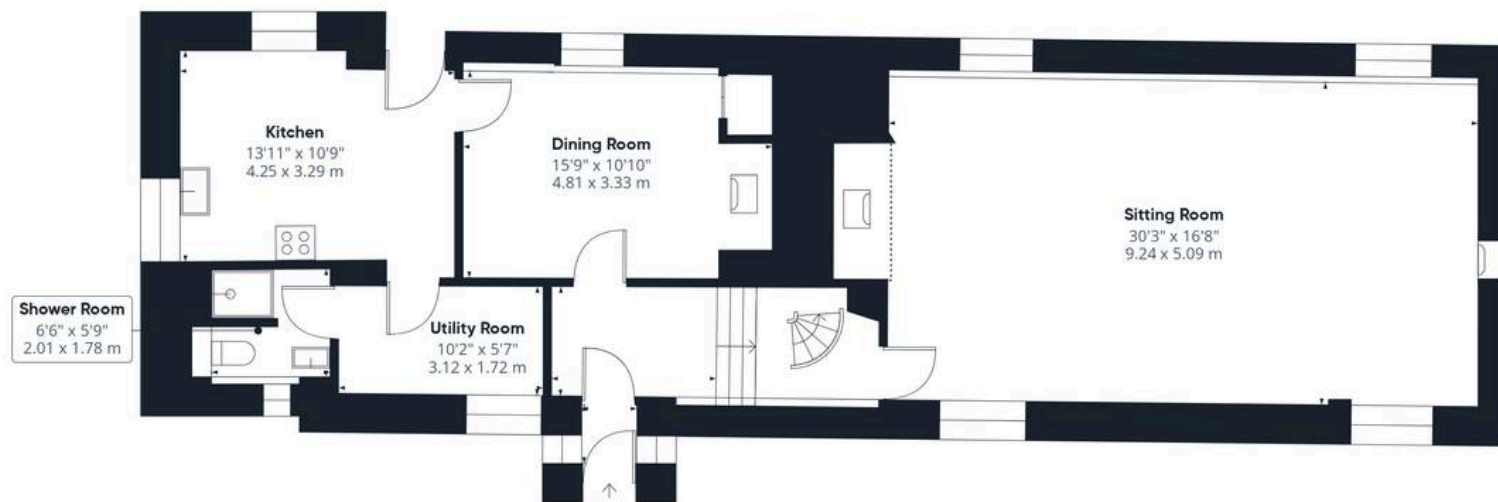




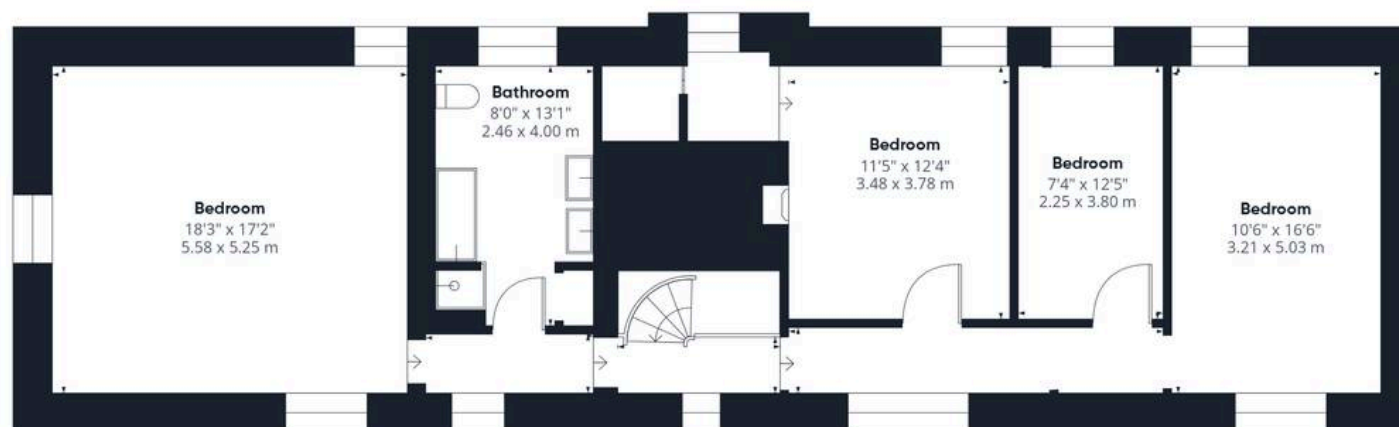
## THE GREAT OUTDOORS

The generous and mature gardens that extend to 0.4 Acres (stms) wrap around the property and are largely laid to lawn and bordered by mature hedging. The grounds abut open farmland to the rear which provides a delightful semi-rural, yet convenient setting. There is paved terracing to the rear as well as a large shingled area.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2017 ft<sup>2</sup>  
187.3 m<sup>2</sup>

**Reduced headroom**

43 ft<sup>2</sup>  
4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.