



Vicarage Farm
Denham | Eye | Suffolk | IP21 5DF

 FINE & COUNTRY

HISTORY AND HORSEPOWER



Occupying approximately five acres (stms) in a delightful rural setting, this beautifully renovated Grade II Listed, 5-bedroom farmhouse combines period charm with exceptional modern equestrian facilities. The home offers generous and versatile accommodation, along with thirteen stables, a covered turnout area, ménage and attractive formal gardens and all just 90 minutes from London by rail.



KEY FEATURES

- Magnificent Equestrian Yard
- Around Five Acres (stms) - Including Ménage
- Thirteen Stables - With Rubber Matting
- Covered Turn Out Area
- Fine Grade II Listed Period House
- Wonderful Rural Location
- Five Generous Bedrooms
- Great Kitchen Breakfast Room
- Super Drawing Room and Formal Dining Room
- A Rare Opportunity

Believed to date back some 400 to 500 years, the home was once a meeting house, then a farmhouse with dairy and reportedly the late Queen Elizabeth's labradors were bred here. The home has been a labour of love for the current owner, restoring it to its former glory, bringing it back to life, full of people again but embracing its wonky walls and weathered beams which are living history itself. The restoration included a new thatched roof, a fully re-laid pantile roof with new lead flashings, a comprehensive renovation of the entire equestrian yard and installation of the ménage. This idyllic, hospitable country residence is ready for new custodians to put down roots and make their own happy horsey memories here.

Step Inside

Stepping inside, the welcoming entrance hall immediately showcases the property's wealth of original character, with exposed beams, period timbers and beautifully preserved features throughout. Practicality has been carefully considered, with a ground floor shower room and generous storage for coats and boots. The heart of the home is the magnificent farmhouse kitchen, with dual aspect windows making a bright space, complete with an impressive traditional AGA and original pantile flooring. Designed for everyday family life, this warm and inviting space comfortably accommodates a substantial dining table, making it the natural gathering place for family and friends who never want to leave! Adjoining the kitchen is a spacious utility room with external access, a boiler room and cloakroom, providing the perfect transition after countryside walks, a morning in the saddle or a day gardening. The airy, dual aspect sitting room is rich in period atmosphere, centred around a magnificent inglenook fireplace, while exposed beams span both ceilings and walls to create an unmistakably historic setting. Adjacent, the cosy, dual aspect snug offers wonderful versatility, serving equally well as a formal dining room, home office or relaxed family room, with beams bearing centuries old ancient marks, a second character fireplace and this amazing feeling of being hugged into the home.





KEY FEATURES

Explore Upstairs

The property's two staircases provide both flexibility and privacy. A secondary staircase rises from the utility area directly into the impressive principal bedroom, a wonderfully light dual-aspect retreat enjoying views across the surrounding grounds. This suite connects conveniently to Bedroom Three and the family bathroom, creating an arrangement that lends itself perfectly to guest accommodation or independent living. Subject to any necessary consents, the existing utility room and cloakroom could readily support the creation of a secondary kitchen and shower room, allowing the principal bedroom and adjoining bedroom 3 to function as a largely self-contained wing. The main staircase from the entrance hall leads to a traditional long farmhouse landing, from which two further generous double bedrooms benefit from excellent built-in wardrobe storage and that warmth of atmosphere. A charming box room offers the ideal nursery, study or dressing room, with wonderful views over the pond.

Step Outside

Approached through gated entrances, the property occupies approximately five acres (stms) of grounds. A large pond complete with comical resident ducks and ducklings, and teeming with wildlife, sits to the left as you drive in and this is a favourite spot for the owner who enjoys an early morning cuppa here. Formal gardens surround the house, providing delightful southwest facing lawns from where, flanked by oak trees, the stunning sunsets entertain you. Pretty planting beds and multiple seating areas for outdoor dining make summer barbecues easy, whilst for quieter moments take in the plethora of roses trailing over a pretty pergola and rambling along the trellis. There is scope for growing vegetables, keeping chickens and embracing "the good life" here in the wonderfully private setting with peace, space and exceptional countryside views - and the current owner has even created a perimeter dog walk around the property!





















KEY FEATURES

Life at Full Gallop

The current owner has invested significantly in creating an exceptional equestrian facility. The extensive range of traditional outbuildings have been comprehensively renovated to form an impressive professional-style yard with thirteen rubber-matted stables, alongside a covered turnout area, ideal in winter or to give the horses a change of scene and in summer to provide respite from the heat, excellent ancillary storage plus a Grade 2 listed threshing barn currently used to store hay and straw. A professionally constructed 32m x 45m ménage with an "easy ride" surface is ideal for dressage and county show practise, while the surrounding paddocks offer excellent grazing, making the property equally suited to professional riders or amateur enthusiasts. The access has been thoughtfully arranged with concrete right up to the fields from stable to ménage; the muck trailer sits on its own concrete pad for ease of access and there is lorry parking to the side of the barn for easy loading. The Grade 2 listed barn has lapsed planning permission offering potential for ancillary accommodation, along with the two stables closest to the house, subject to planning consents.

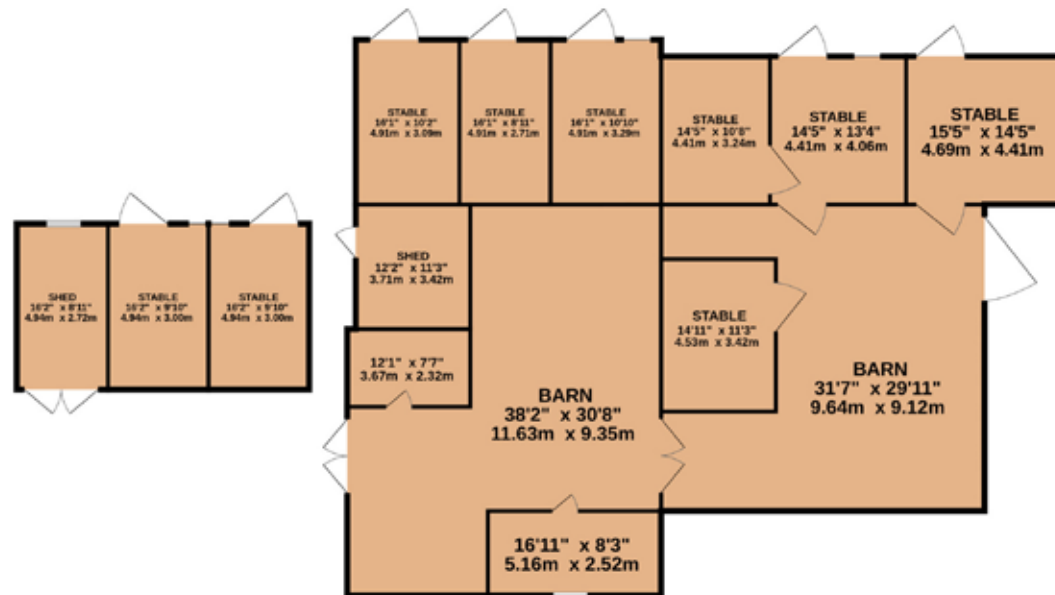












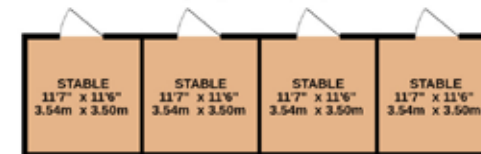
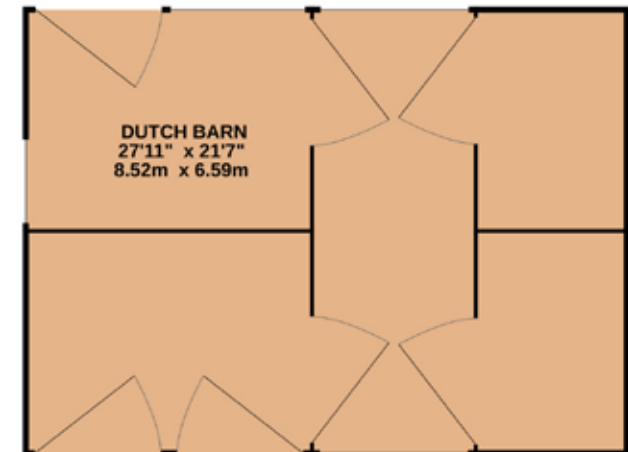
PLAN B.

TOTAL FLOOR AREA (approx.)

Outbuildings: 6694 sq.ft (621.9 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for Fine & Country Estate Agent.



Stabling & Outbuildings





INFORMATION



On the Doorstep

The rural hamlet of Denham is a peaceful location offering quiet country lanes and an abundance of walks, bridleways and hacking. The village hall is a real community hub offering weekly bar nights, cakes and coffee, plus various village events. Just a mile away Hoxne Swan is reopening for foodies, along with the Michelin star Fox & Goose at Fressingfield. Schooling is found in Hoxne and Stradbroke with secondary schooling in Eye and Framlingham.

How Far Is It To....

Just 10 minutes' drive away, Eye offers a range of independent shops, public houses and essential services centred around its historic streets. Stradbroke also offers schooling and a leisure centre whilst Diss, 8 miles away provides a wider selection of supermarkets, restaurants, leisure and healthcare services, along with a mainline railway station offering direct services to London Liverpool Street in 90 minutes. For beach lovers Southwold is just 40 minutes away.

Directions

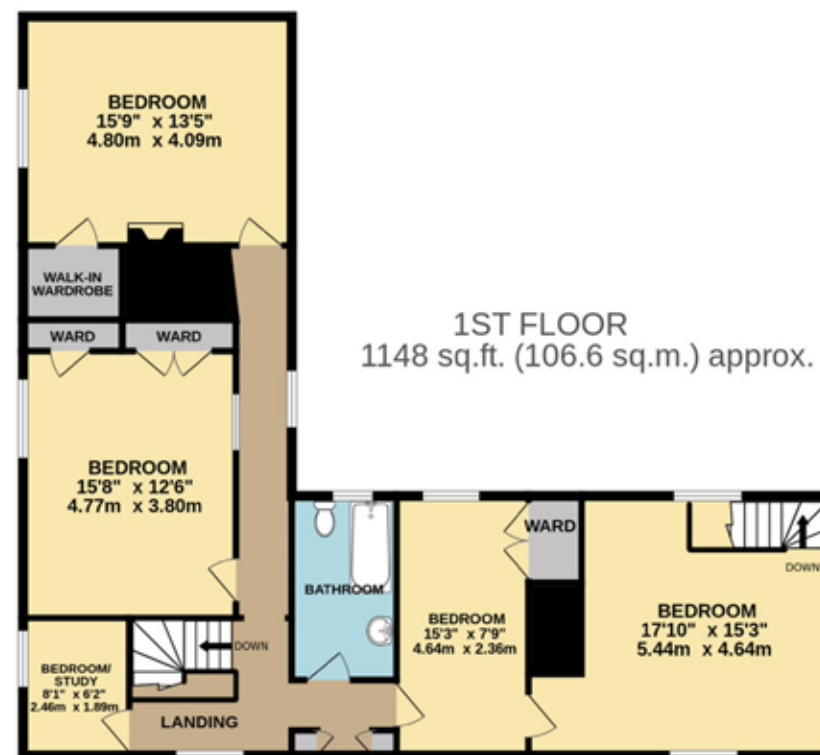
Proceed East from Diss along the A143. At the Billingford Horseshoes pub and windmill turn right signposted Hoxne. At the T junction turn left and follow this road turning right into Wittons Lane. Follow this road to the end and turn left then and immediate right. On entering the village of Denham, the property will be found on the left-hand side set back from the road.

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 [///waddle.decorator.primary](http://waddle.decorator.primary)

Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity, Water & Drainage
Broadband Available – super-fast broadband with Sky - fibre to the cabinet in the road but 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 G– Freehold



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TOTAL FLOOR AREA 9061 sq.ft (840.7 sq.m.)(approx.)

Accommodation: 2367 sq.ft (218.8 sq.m) - Outbuildings: 6694 sq.ft (621.9 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

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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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