



DAVID
BURR

Majors Farm

Eye, Suffolk

An impressive Grade II Listed farmhouse extending to approximately 3,009 sq ft, offering substantial and highly versatile accommodation arranged across three floors.

Property Introduction

Approached through an oak-framed porch, the house blends period character—including exposed brickwork, natural timbers and traditional doors—with thoughtfully introduced contemporary finishes.

The ground floor offers versatile formal and informal living space. The inviting sitting room features a brick fireplace with wood-burning stove and bi-folding doors to a light-filled family room, which opens onto the garden. Across the hall, the generous dining room retains further exposed brickwork, timbers and a brick-lined fireplace.

A particular highlight is the impressive 27ft kitchen/breakfast room, fitted with extensive cabinetry, granite work surfaces and a large central island with breakfast seating. Appliances include twin ovens and a range-style cooker with LPG hob, while numerous windows provide excellent natural light. An inner hall leads to a utility room and cloakroom, together with a spacious snug—suitable as an occasional ground-floor bedroom—and a garden-facing study.



Key Features

- Impressive Grade II Listed period farmhouse
- Approximately 3,009 sq ft of accommodation
- Up to five bedrooms arranged across three floors
- Three bath/shower rooms
- Superb 27ft kitchen/breakfast room
- Three generous reception rooms plus study
- Wealth of exposed timbers and brickwork
- Extensive programme of refurbishment
- Substantial cart lodge and store
- Grounds extending to over half an acre (STMS)



First Floor

The first floor is arranged around a spacious landing, part of which is galleried and overlooks the floor below. There are three generous double bedrooms on this level, together with excellent bathroom facilities.

The main bedroom is a particularly well-proportioned room measuring approximately 14'6" x 14'6" and benefits from its own en-suite bathroom.

Bedroom two is another generous double and has the considerable advantage of a Jack and Jill en-suite bathroom, which can also be accessed independently from the landing. This beautifully appointed room features a freestanding bath, separate large walk-in rainfall shower, twin wash basins and WC.

The third bedroom is also a comfortable double room, completing the excellent first-floor sleeping accommodation.



Second Floor

Stairs rise to the second floor, where two further bedrooms provide particularly versatile additional accommodation.

One is an impressive room measuring approximately 28'7" x 15'4" at its maximum dimensions and benefits from its own en-suite bathroom. With its generous proportions, this could make an excellent main bedroom suite, guest accommodation or a combination of bedroom and sitting area.

The remaining bedroom is another substantial double, measuring approximately 14'10" x 12'8".

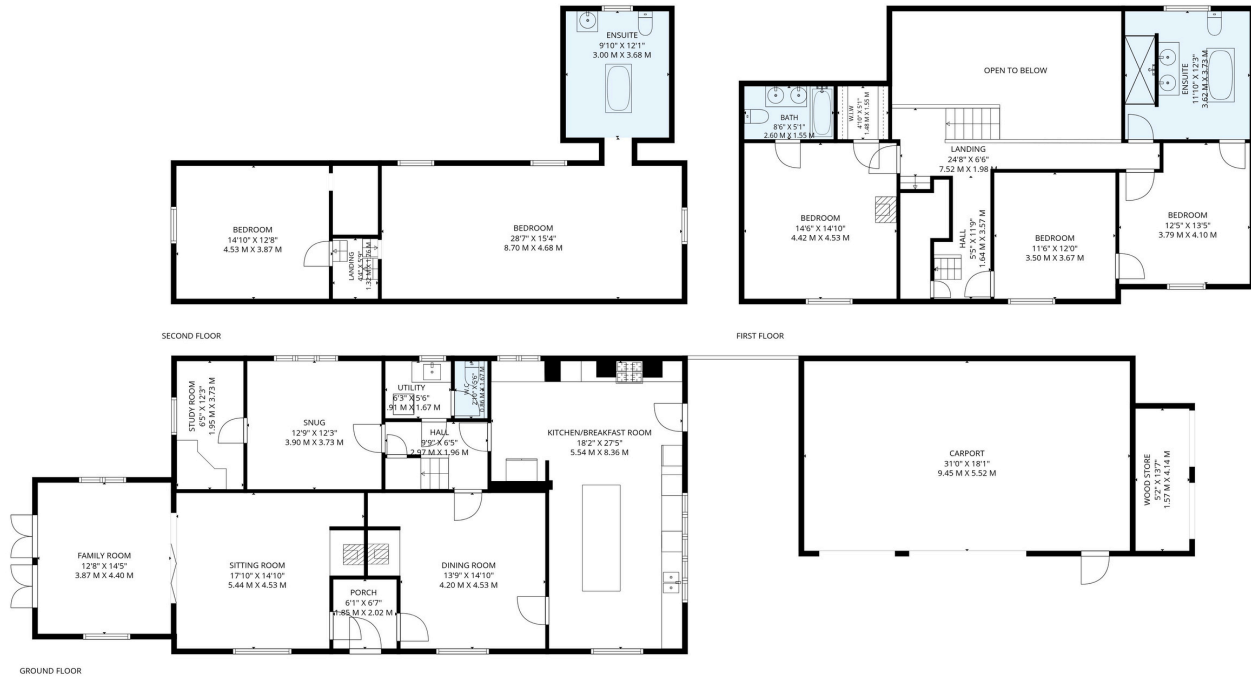
Both rooms occupy the upper part of this characterful period house and feature areas of reduced ceiling height associated with the roof structure, adding further individuality to the accommodation.



Inden & Outside

Approached from Yaxley Road via an unadopted track, the property opens onto an extensive gravelled driveway providing generous parking. Alongside is a traditional 551 sq ft cart lodge with adjoining wood store.

The grounds extend to over half an acre (STMS), predominantly laid to lawn and enclosed by mature hedging, fencing and established planting, with a pond providing an additional feature. Generous gardens, useful outbuildings and substantial accommodation combine to create a versatile country home, comprehensively refurbished for contemporary living.



TOTAL: 3009 sq. ft, 280 m2
GROUND FLOOR: 1633 sq. ft, 152 m2, FIRST FLOOR: 966 sq. ft, 90 m2, SECOND FLOOR: 410 sq. ft, 38 m2
EXCLUDED AREAS: WOOD STORE: 70 sq. ft, 6 m2, CARPORT: 561 sq. ft, 52 m2, UTILITY: 34 sq. ft, 3 m2,
PORCH: 40 sq. ft, 4 m2, OPEN TO BELOW: 233 sq. ft, 22 m2, LOW CEILING: 291 sq. ft, 25 m2,
WALLS: 310 sq. ft, 30 m2

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Tenure: Freehold

EPC Rating: E

Mid Suffolk District Council - G

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