



EH
EXQUISITE
HOME

Nestled on the picturesque Suffolk and Norfolk border on the outskirts of a charming village, this stunning four-bedroom detached farmhouse presents an extraordinary opportunity for multi-generational living or a lucrative lifestyle business.

The main residence, spanning a generous 1,720 square feet, has been meticulously restored to offer high energy efficiency, featuring extensive external wall insulation and a beautiful traditional timber weatherboarding finish.

Accompanying the farmhouse is a magnificent 850-square-foot, two-bedroom detached cottage, which currently operates as a highly successful, award-winning holiday let generating an established income of up to £20,000 per annum.

Should a purchaser wish to continue this established business venture, the fixtures, fittings, and bedding can be negotiated for inclusion within the sale.

The property sits gracefully within a private garden approaching 1/3 acre, complete with an extensive driveway providing dedicated off-road parking for six vehicles or more.

Furthermore, a substantial 590-square-foot garage and workshop building, fully prepared with insulated floors and walls, offers outstanding potential for further conversion into an additional single-storey annexe or extended holiday accommodation.

Surrounded by breathtaking countryside and with the spectacular Norfolk Broads within easy reach, the home also delivers exceptional commuter convenience, located approximately six miles from the Diss mainline station for direct connections to London Liverpool Street.

Warmed by an oil-fired central heating system, this property represents a remarkably rare proposition in a highly sought-after rural setting.











Clubbs House Denham Road, Denham, Eye, Suffolk

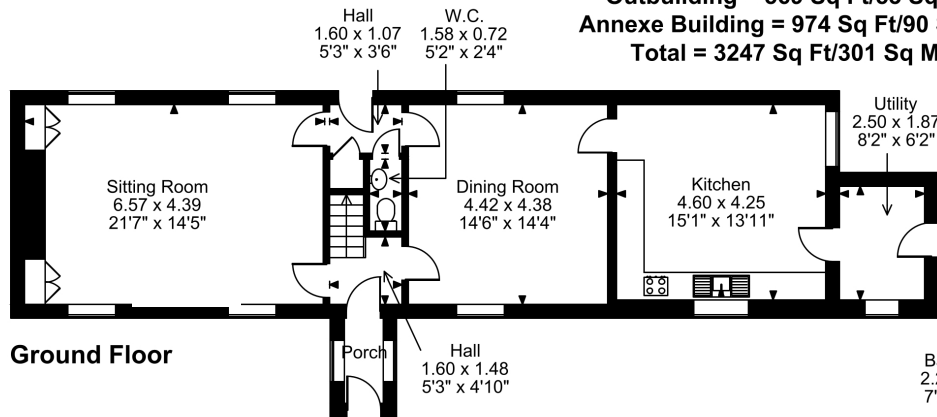
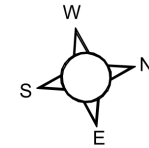
Approximate Gross Internal Area

Main House = 1704 Sq Ft/158 Sq M

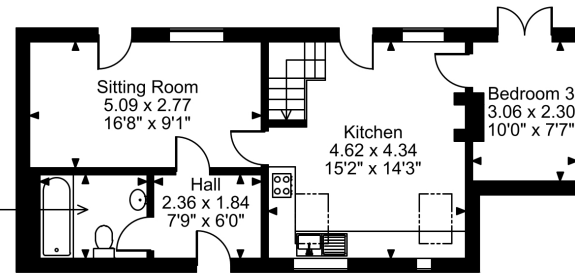
Outbuilding = 569 Sq Ft/53 Sq M

Annexe Building = 974 Sq Ft/90 Sq M

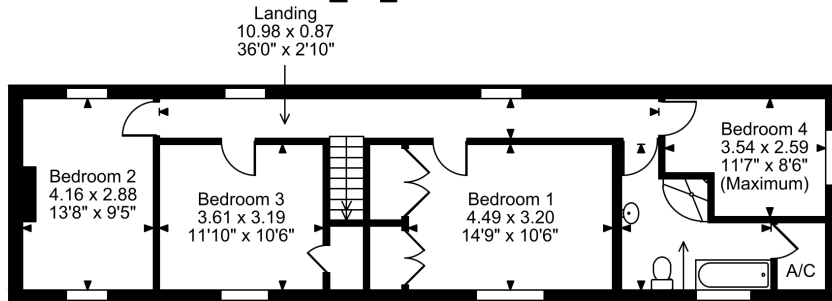
Total = 3247 Sq Ft/301 Sq M



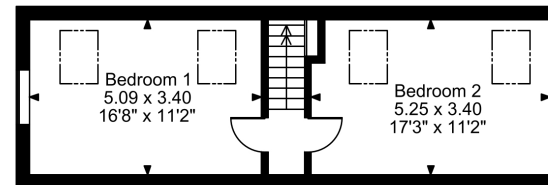
Ground Floor



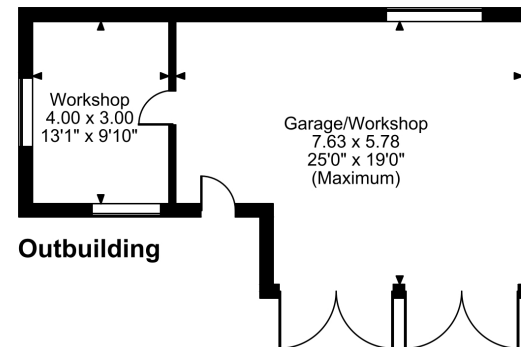
Annexe Ground Floor



First Floor



Annexe First Floor

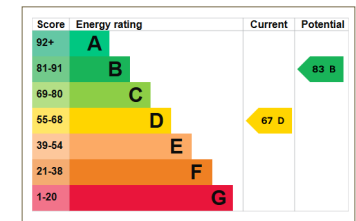


Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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