



Church Farm
Athelington | Eye | Suffolk | IP21 5EJ

TIMELESS SUFFOLK GRANDEUR



This exceptional 5-bedroom, Grade II Listed country house, believed to date from before the 16th century, extends to over 3,100 sq. ft and is set within beautifully landscaped grounds in the heart of rural Suffolk.

Rich in period character yet thoughtfully enhanced for modern living, the property combines impressive entertaining spaces, a superb self-contained cottage, indoor swimming pool and is close to commuter links and amenities.



KEY FEATURES

- A beautiful 5-Bedroom Grade II listed Farmhouse
- A substantial plot of approximately 1.25 acres (stms)
- Secure garaging for multiple vehicles
- A charming separate cottage with wood burner and shower room
- A fantastic indoor pool complex with sauna
- Set over three storeys with exceptional views of the surrounding countryside
- immediate access to country walks
- A short drive from the London train links of Diss
- Presented beautifully and exceptionally maintained
- Offered with No Onward Chain

From its timber-framed elevations and distinctive pargetting to its wealth of exposed beams, inglenook fireplace and elegant proportions, this home offers a rare opportunity to acquire a truly historic Suffolk home. It has been a fabulous family home and a haven for entertaining, from milestone birthdays to summer soirees and is offered with no chain, turnkey and ready to move into.

Step Inside

The ground floor is arranged around three beautifully proportioned reception rooms, each offering its own character and outlook. The sitting room is particularly impressive, centred around an inglenook fireplace and enriched by exposed beams and studwork, creating a cosy, atmospheric setting for both intimate evenings and relaxed entertaining. The chimney breast backs onto the kitchen and rises to the principal bedroom and bathroom making these areas warm in winter too. A door leads directly into the dining room, an exceptional space for entertaining, with space for a 12-seater table – wonderful for family celebrations and just magical at Christmas. Three sets of French doors open onto the terrace, creating an effortless connection between the house and gardens. The East facing snug, ideal for Sunday papers and a cuppa, enjoys delightful views across the rear garden, has an external door and stairs rising to the first-floor landing, and a cloakroom close by. The traditional-style kitchen/breakfast room combines country-house charm with practicality, featuring a delightful dual aspect, Beechwood worktops and handsome sandstone flooring. An electric Everhot range cooker with electric double oven companion adds a suitably classic focal point and with space for a table makes this a beautifully warm space where family gather to chat in winter, including the dogs who love the rug by the range!

And So, To Bed

The first floor provides three principal rooms alongside a family bathroom. The impressive principal bedroom enjoys a triple aspect, drawing in wonderful views. Its generous ensuite bathroom, complete with beautiful, exposed brickwork, is arranged in Jack and Jill style, also providing access from the main landing, where two other bedrooms, both with ensuite wash basins, are situated. A central staircase continues to the second floor, where two further bedrooms provide excellent additional accommodation, together with a bathroom and useful attic storage ideal as a dressing room.





KEY FEATURES

Throughout the upper floors, the combination of historic detailing, generous proportions and views over the gardens reinforces the sense of a house that has evolved gracefully over centuries yet still lends itself to contemporary needs whether for home office hybrid working or multi-generational living – the top floor being ideal for adult children still living at home.

Designed For Effortless Entertaining

Tucked behind the garage block, the indoor swimming pool is a year-round entertaining space, with sliding glazed doors opening onto a broad terrace framed by exotic planting and trellising. Affectionately known as “Party Central”, it features ambient lighting, excellent acoustics for music, a bar area and a brand-new pool liner and full service completed in December 2025. From intimate dinners for ten beside the pool to long, Italian-style lunches on the generous terrace, or family barbecues and pool parties, entertaining is effortless whatever the weather. The main house offers equally impressive space, with a grand dining room offering a real sense of occasion, then space with the sitting room and snug for people to spill out into, while additional bedrooms provide ideal retreat for teenagers to chill out independently and of course room for all to sleepover.

The Cottage

An unused building has been converted by the current owners with considerable flair into a self-contained cottage. With vaulted ceiling, exposed beams, wood-burning stove, stylish shower room with underfloor heating, kitchenette and fibre broadband, this is an exceptionally versatile space suited to guests, family members, working from home, a wonderful yoga studio/creative space or for income generation subject to permissions. The adjacent outbuildings offer further potential to extend the cottage into a larger premises.

Step Outside

From the road, a verdant laurel hedge creates a discreet approach to the property, with a gated driveway leading to generous parking, a double garage, workshop and double cart lodge/woodshed. The grounds are beautifully landscaped, featuring a natural pond and ornamental lily pond, a secluded deck, mature specimen trees, established shrubs, a summer house with power, substantial greenhouse, potting shed, stable and further stores, together with a sauna and swimming pool plant room. The gardens offer exceptional year-round interest, from spring roses, tulips, wisteria, clematis, rhododendrons, azaleas and camellias to a productive fig tree and raised beds. With virtually no light pollution, the setting is ideal for stargazing and supports abundant wildlife including deer, foxes, rabbits, hedgehogs, barn owls, sparrowhawks and kites.























THE ANNEXE











INFORMATION



On The Doorstep

Set within the pretty rural hamlet of Athelington, the property occupies an idyllic position with an extensive network of maintained footpaths and bridleways providing immediate access to the surrounding countryside. Just 20 minutes away, Framlingham offers its magnificent Castle and a plethora of independently owned businesses including, deli, butcher, bakery, clothing and coffee shops with schooling including Framlingham College, and Thomas Mills High School.

How Far Is It To....

Diss is approximately 20 minutes by car, providing major supermarkets and a railway station with direct services between Norwich and London Liverpool Street. The Suffolk Heritage coastline is just 35 minutes away with Aldeburgh, Southwold, Westleton and onwards to Dunwich and Minsmere offering opportunities for nature lovers to explore.

Directions

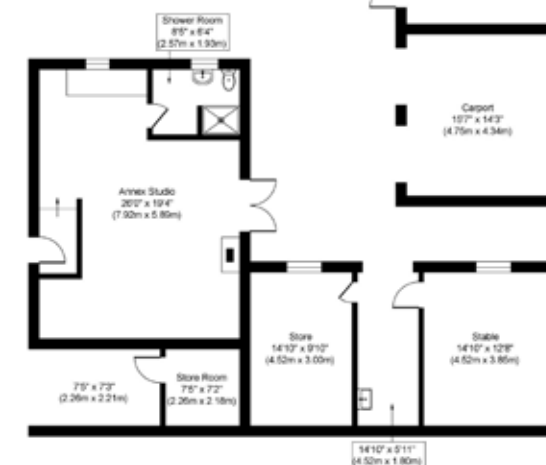
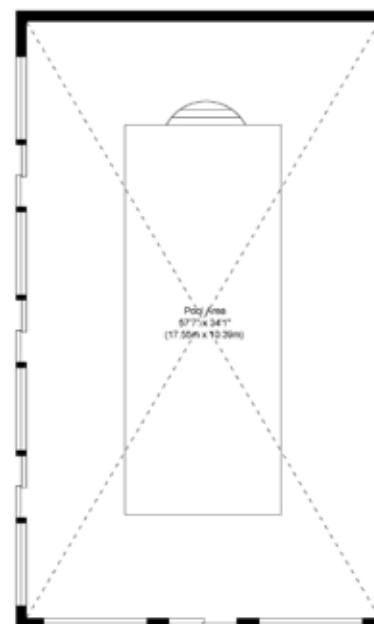
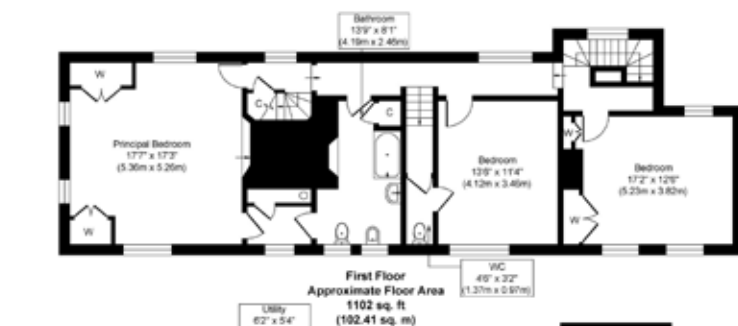
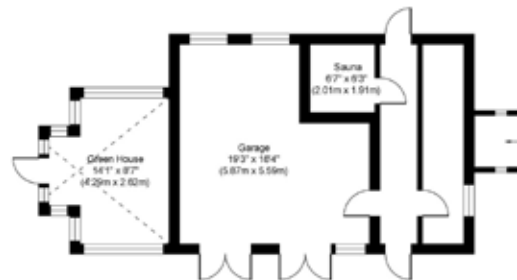
Coming from Diss on the B1117 through Horham take the Worlingworth Road. Take the next right onto Athelington Road/Horham Road. Church Farm is about 1 mile down this road past Athelington Hall and opposite the little Church.

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...[framework.prop.looked](#)

Services, District Council and Tenure

Oil Fired Central Heating, Mains Electricity & Water, Private Drainage
Fibre to the Property Broadband Available
Please check www.openreach.com/fibre-checker
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Mid Suffolk District Council - Council Tax Band G
Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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