



High House  
Hoxne, Eye | Suffolk | IP21 5AT

 FINE & COUNTRY

# TIMELESS CHARACTER, ENDLESS POTENTIAL



Rich in period features, from exposed timbers to striking fireplaces, this property tells a story while presenting exciting scope for thoughtful refurbishment. The Grade II listed 4-bedroom home offers immense character and the chance to restore and reimagine a piece of history. Generous living spaces and a flexible layout provide the foundations for a truly exceptional family home in a vibrant village with connectivity.



# KEY FEATURES

- Wonderful Grade II listed four-bedroom attached Cottage
- A large and social kitchen dining area
- A wonderful village location
- Exceptional medieval character features
- Modern air source heating
- Living space set over three storeys
- A lovely village garden
- Direct access to country walks
- A short ten-minute drive from the train links and amenities of Diss
- Chain free

The current owners fell in love with this home, which dates back to 1190, due to its atmosphere and warmth along with the quiet location. It rests in a pretty village with lots going on and convenient commuter links offering practicality for modern living. With quiriness and individuality within the ancient beams and walls, the home exudes a wonderfully atmospheric setting for entertaining whether in the beamed dining room or the reception rooms with cosy fireplaces, and all with the peace of mind of modern air source heat pump heating on the upper floor and Fischer Electric heaters on the ground floor.

## Step Inside

Approached via a charming garden path, the property opens into an attractive porch of generous proportions, ideal for reimagining as a bespoke boot room with ample space for coats and shoes. A small internal hallway leads to a wonderfully characterful interior, rich with history and opportunity. To the left, a dual-aspect sitting room features an exposed brick fireplace with wood burner, creating an inviting space for cosy evenings. Whether you envision this as a ground floor bedroom, a home office, or a playroom, the space offers scope and no matter how you use it you can enjoy views to the front and rear of the house. To the right, a larger living room offers another dual-aspect setting, centred around an impressive inglenook fireplace, an unmistakable focal point full of period charm. Beamed ceilings and textured walls speak to the building's heritage, while an adjoining dining room flows semi-open plan into the kitchen, defined by striking vertical beam work. This offers potential to extend the kitchen area into the dining room to create space for further kitchen storage, appliances, and entertainment. Off the back of the kitchen sits a south facing lobby with plumbing installed for the washing machine. With the sun flooding in all year round the space has been multifunctional - used for drying laundry, for raising seedlings and potting and the current owner has even housed fruit trees here to protect them from the elements. It has a handy storage area at the back for that always needed extra freezer. To the front of the dining area, a door leads to stairs to the cellar offering generous handy storage space.





# KEY FEATURES

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## History Relived

This Grade II listed home is steeped in history, and each creak of the floorboards tells a story, imagining the past life of the house which showcases timber framing, plastered elevations, and a traditional plain tiled roof. Architectural details include casement windows, some with small panes along with a beautiful example of a mullioned window in the main living room, looking into the lobby. There is even evidence of a historic shopfront from the 1400s and these remarkable elements provide a rare opportunity to restore and enhance a significant building, blending its medieval origins with modern living. While areas now require refurbishment, they offer a blank canvas to create an individual and exceptional home.

## Explore Upstairs

A spiral wooden staircase leads to an airy landing, where two windows draw in natural light and display the home's unique character. There is a palpable sense of history here in spaces that feel both intimate and authentic. The first floor offers two double bedrooms and a single bedroom, each brimming with charm - think wonky walls and aged timbers. The principal bedroom was the entrance to the guild hall in 13C, and has a closet for clothing, perfect if you prefer space rather than furniture! The family bathroom is well-proportioned and presents an excellent opportunity for refurbishment, allowing a new owner to design a luxurious space in keeping with the home's heritage. Original wooden floors run underfoot, gently worn by time, adding to the atmosphere and reminding us of generations past. This floor presents enormous scope to enhance comfort while preserving the building's undeniable soul and is served by air source heat pump, which also provides the hot water, so is always cosy and warm. The staircase continues, a little steeper, to the vast loft room, an ideal studio apartment for adult children or teens fighting for independence. There is space here for bedroom area as well as study or lounging, plus a door leads to further loft storage, where a drop-down ladder could easily be installed.

## Step Outside

The property sits opposite the 12th Century medieval church and the gate leads via a pretty brick pathway to the entrance porch. The grounds already benefit from garden shed storage, mature planting with trees including a crab apple, a delicious eating apple, a plum and a damson along with established shrubs and lawn providing a strong foundation for further landscaping - perhaps to include a pretty terrace with cottage garden flowers to create an inviting, seating area with garden views. The current owners have enjoyed many a fun evening here in the professionally made marble, sunken fire pit, entertaining with family and friends. This is a setting rich with possibility, where the existing charm of the plot can be elevated into beautiful and tranquil garden, perfectly complementing the historic nature of the home.





















# INFORMATION



## On The Doorstep

Hoxne offers a variety of amenities including a primary school, pub, church with community choir and seasonal events and an active village hall. The village hall hosts regular groups including Pilates, Tai Chi, Badminton, gardening, history, W.I. and film nights. The pub runs quiz nights and various entertainment throughout the year. The whole community comes together to enjoy annual events including May Festival, Harvest Breakfast on the green with entertainment, and on Christmas Day Father Christmas visits the village with his elves – such a magical time. If you enjoy the outdoors, there are numerous footpaths for dog walks and cycling, taking in the unspoilt Suffolk countryside.

## How Far Is It To...

Just four miles away the market town of Eye offers Hartismere secondary school, rated outstanding by Ofsted, as well as an art centre, independent shops, a pub, and a hotel. In the opposite direction just five miles away is Stradbroke village with butcher, baker and sporting facilities including a swimming pool, gym, and tennis courts. School buses run to both villages from Hoxne. More day-to-day amenities are found in Harleston and Diss with vets, doctors' surgery, and dental practice plus a mainline railway station with regular direct services to London Liverpool Street and Norwich.

## Directions

From Diss head south on the A140 and take a left on to the B1118 towards Hoxne. Follow the road around the sharp left-hand bend and turn right at the next turning.

## 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 `///represent.tactical.pencils`

## Services, District Council and Tenure

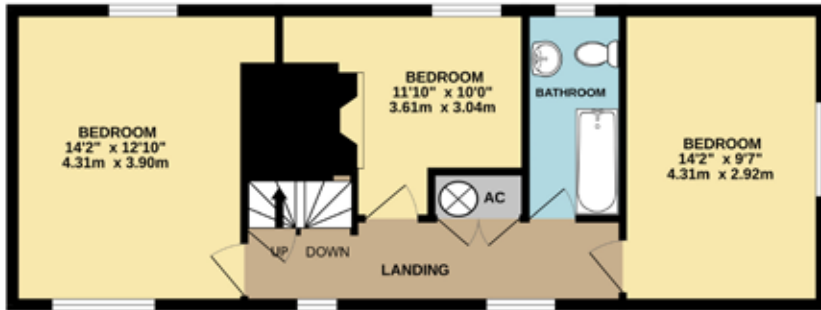
Air Source Heat Pump Central Heating  
Mains Electricity, Water & Drainage  
Mid Suffolk District Council - Band D Freehold  
Broadband Connection please check <https://www.openreach.com/fibre-checker>  
Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

## Agents Note

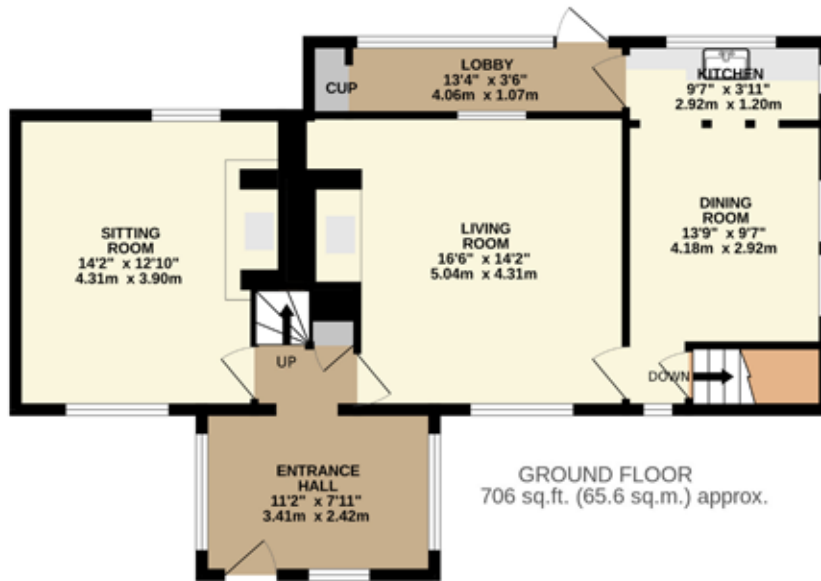
We are informed that there is right of access to the rear of the house up the driveway to the old Surgery.



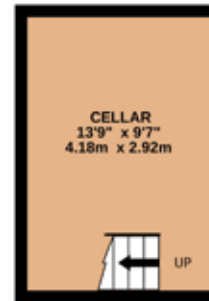
1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



**TOTAL FLOOR AREA (approx.)**

Accommodation: 1622 sq.ft (150.6 sq.m)

Measurements are approximate.

Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for Fine & Country Estate Agent.

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.



# FINE & COUNTRY

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