

NORTH LANE FARM

PIXEY GREEN ◊ FRESSINGFIELD ◊ EYE ◊ SUFFOLK



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NORTH LANE FARM

Pixey Green, Fressingfield, Eye, Suffolk

PERIOD FARMHOUSE WITH EXTENSIVE EQUESTRIAN
FACILITIES SET IN A QUIET RURAL LOCATION



DISTANCES

Stradbroke 2.2 miles, Eye 8.0 miles,
Diss 10.7 miles, (London's Liverpool Street
Station from 90 minutes), Halesworth
11.7 miles (All mileages and times are
approximate)

SUMMARY

- 4 Bedrooms, Bathroom, Shower Room, Entrance Hall, Drawing Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom
- Stable Block with 6 Loddon Boxes, Large Modern Dutch Barn, Period Timber Framed Barn, Cart Lodge, Workshop
- Mature Gardens, Pond
- In all about 16.5 acres
- Offers invited

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Situation

North Lane Farm is situated on the edge of the hamlet of Pixey Green just outside the village of Fressingfield. The house which is in a rural position is set down a private drive is surrounded by mature gardens and post & railed paddocks beyond. The village of Fressingfield has two Public Houses including the well known Fox & Goose, a village shop, a primary school, a kindergarten, and a doctor's surgery. The nearby village of Stradbroke has one Public House, one restaurant, a village shop, a baker, a butcher, a primary school, a doctors surgery, and a Sports Club with football, tennis, bowls, a gym and a swimming pool. A wider range of educational, recreational and shopping facilities are available in Framlingham, Halesworth, Eye and Diss which also has a mainline train station to London Liverpool Street via Ipswich with the journey taking 90 and 65 minutes respectively.



Description

North Lane Farm is Listed Grade II of Special Architectural and Historic Interest and is constructed predominantly from timber frame with rendered and colour washed elevations under pitched tiled roofs. Internally the house which is well presented throughout has enormous period character with features including exposed beams and studwork, original mullion windows, open fireplaces fitted with wood burning stoves and the second floor bedroom displays a wealth of fine exposed timbers. The kitchen/breakfast room is largely open plan and the drawing room is divided by open studwork into the dining room making an excellent place for entertaining.

The equestrian facilities are well thought out with six Loddon boxes including two large foaling boxes with stable doors to the front and windows to the rear. There are four further internal Loddon boxes with a central tack room with an internal tie up area. There is a purpose made loading bay which the owners find useful for loading young stock.

On the far side of the stable yard there is an open fronted modern barn with external measurements of about 60' x 40' which is used for horsebox parking and storage. Ten paddocks are post and rail fenced with walkways and to one side lies ménage.

The traditional timbered barn has recently been repaired under listing buildings consent and offers great potential for other uses subject to the necessary consents.

Accommodation

See Floor Plan.

Services

Mains electricity, water, private drainage and oil fired central heating.

Postcode

IP21 5NH

Tenure

Freehold with vacant possession.





Note

There is planning consent and listed building consent to replace the cart lodge and link to the farmhouse with a new boot/utility room and to repair the traditional barn (this work has been completed). Footings have also been dug for the new cart lodge and inspected.

A public footpath crosses part of the property in the field further to the east of the house.

Viewing

Strictly by appointment with Savills

Directions

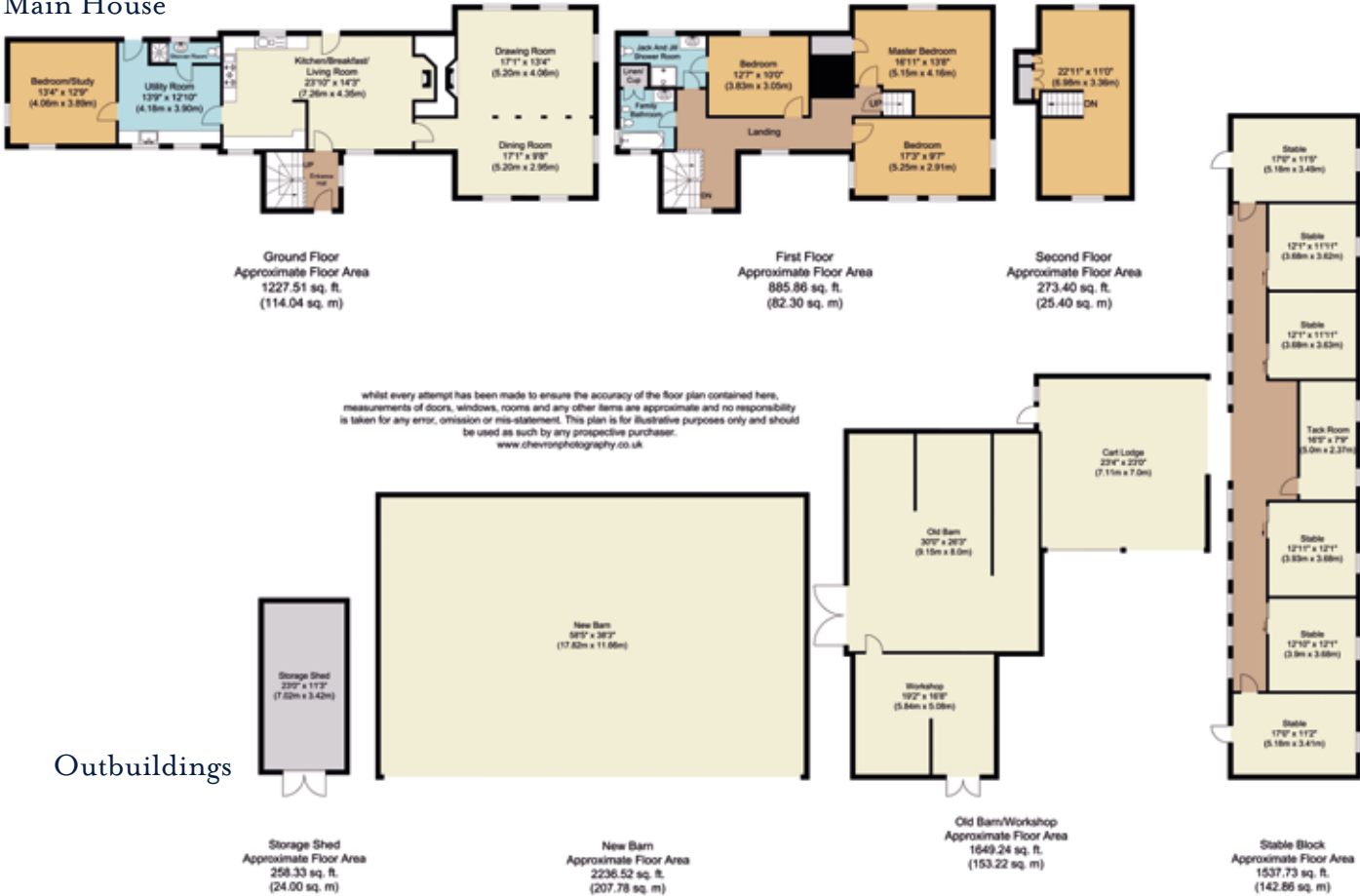
From Ipswich take the A12 North. By pass Woodbridge and after Wickham Market turn left onto the B1116 to Framlingham. Pass through Framlingham on the B1116, by pass Dennington and continue for another five miles until reaching the junction with the B1117. Turn left on to the B1117 taking the second turning to the right and proceed along this road for another two miles and turn left to Pixey Green. The driveway for North Lane Farm will be found short on the right.

Approximate gross internal floor area
Main House: 2386.78 sq. ft. (area 221.74 sq.m)
Outbuildings: 5681.83 sq. ft. (area 527.86 sq.m)

For identification purposes only. Not to scale.



Main House

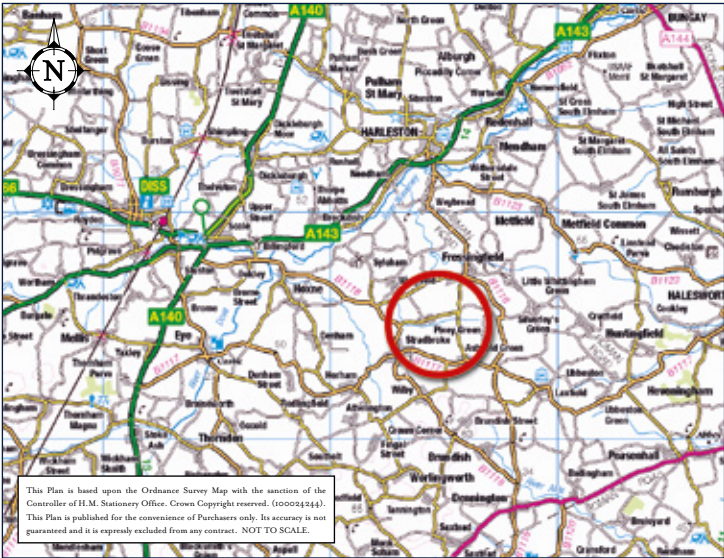


Outbuildings

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