



Wonderfully positioned barn conversion with land

Willow Farm, Market Weston Road, Hepworth, Diss, IP22 2PL

Freehold





4 bedrooms • family bathroom • 2 reception rooms • kitchen/breakfast room & utility • sun room • large double garage • cart lodge, two stables and useful outbuilding • about 3 acres

Local information

Distances

Bury St Edmunds - 12 miles

Diss - 12 miles (London Liverpool Street Station from 110 minutes)

Stowmarket - 16.5 miles (London Liverpool Street Station from 90 minutes)

Ipswich - 28.5 miles (London Liverpool Street Station from 75 minutes)

(All mileages and times are approximate)

Willow Farm lies on the outskirts of the village of Hepworth surrounded by beautiful open Suffolk countryside.

The village is located between the historic market town of Bury St Edmunds to the south west, Diss to the north and Stowmarket to the south.

The award winning Wyken Vineyard, restaurant and country store is located 4 miles away. This fabulous Suffolk destination offers something for everyone including: a restaurant, lifestyle shop pizza café, magnificent Royal Horticultural Society garden and a weekly Farmer's Market.

The popular market town of Bury St Edmunds, 24 miles south west, offers excellent shopping, educational and recreational facilities, including the restored Georgian Theatre Royal, Abbey Gardens, art galleries and cinemas.

The town affords a fantastic array

of restaurants including the Michelin Star Pea Porridge and highly acclaimed Maison Bleue. There are also good schools and hospitals in both public and private sectors.

About this property

Understood to date from the mid 17th century Willow Farm is a charming barn conversion with original features including exposed timbers, open fireplace and additional characteristics associated with this style and period.

The property is constructed of a timber frame and weather boarded under a tiled roof.

On the ground floor the accommodation comprises a charming light and airy sitting room which affords a dual aspect, an open fireplace and French doors out onto the terrace. A door leads through to the dining room with a brick fireplace and wood burning stove and French doors out onto the terrace, perfect for al fresco dining.

The kitchen/breakfast room lies next to the dining room and is fitted with wooden base and wall mounted units, NEFF appliances and gives access to the utility room beyond.

The Sun Room is accessed both externally and internally and provides a further space to relax and enjoy the surrounding countryside views.



The first floor provides three double bedrooms, one of which has an impressive vaulted ceiling and the fourth bedroom is currently used as a study. There is a family bathroom off the landing.

Outside

The property is approached through a five bar gate across a sweeping gravel driveway which provides ample parking for numerous vehicles.

Lawns lie on either side of the drive and a pond with established planting offering a high level of privacy and seclusion.

At the rear of the property lies a pretty cottage garden and terrace which the two reception rooms open out onto.

To one side of the house is the double garage.

Opposite the house on the other side of the drive lies the triple cart lodge and stables which have the potential to be converted into an annexe or office subject to the necessary consents being obtained.

Beyond the stables lie two paddocks, which are post and rail fenced.

Services

Mains water, electricity. Private drainage. Oil fired central heating.

Tenure

Freehold

Local Authority

West Suffolk District Council

Council Tax

Band = Council Tax Band G

Energy Performance

EPC Rating = E

Viewing

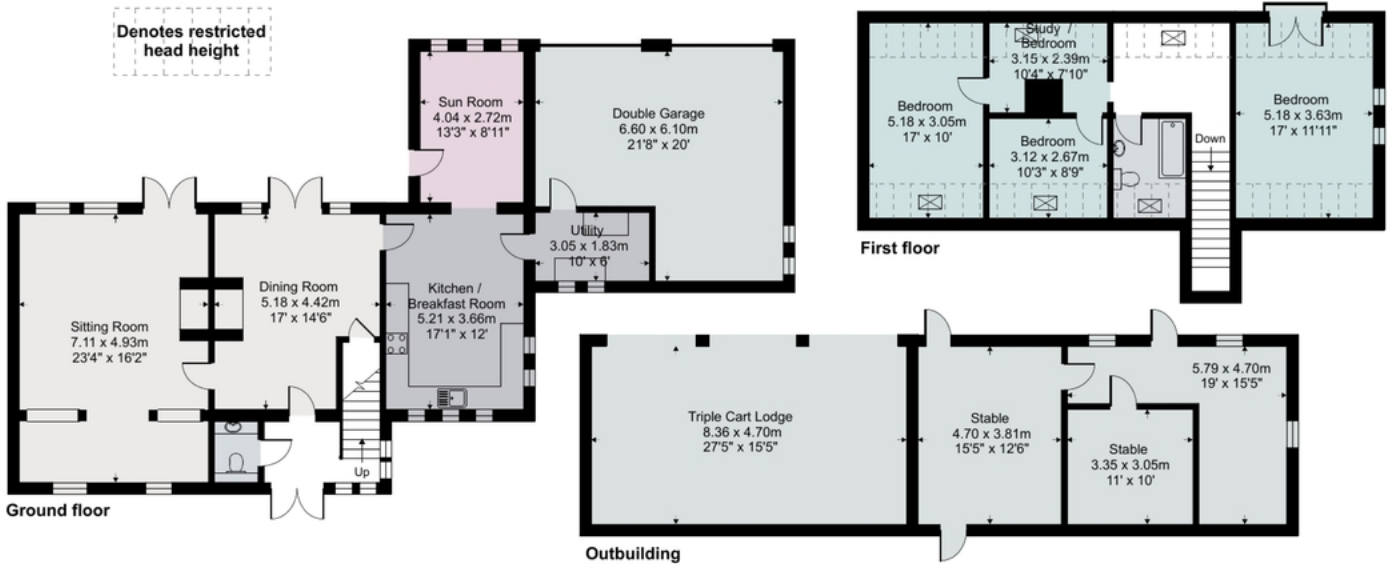
All viewings will be accompanied and are strictly by prior arrangement through Savills






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Approximate Area = 2021 sq ft / 187.7 sq m (includes garage)
Limited Use Area(s) = 253 sq ft / 23.5 sq m
Outbuilding = 940 sq ft / 87.3 sq m
Total = 3214 sq ft / 298.5 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
	50	
England, Scotland & Wales		
EU Directive 2002/91/EC		



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Savills (UK) Limited. REF: 866409

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