



Enchanting historic house with excellent outbuildings

Gate House Farm, Syleham Road, Hoxne, Eye, Suffolk IP21 5BZ

Freehold





Six bedrooms • two bathrooms • kitchen/breakfast room • drawing room, sitting room, office, study and dining room • outbuildings and offices • stables • gardens and parking • about 3.65 acres

Local information

Gate House Farm occupies a rural position on the edge of the delightful village of Hoxne.

Hoxne is a pretty and historically important village in North Suffolk with an active local community. The village has a medieval church, a charming 15th century public house, The Swan Inn, offering locally sourced food and drink; a village hall; a shop with a post office; a primary school and playing fields.

The village is the location of two significant archaeological discoveries. In 1797, hand axes dating back 400,000 years were found. The Hoxne Hoard, uncovered in 1992, is the largest collection of late Roman gold and silver found in Britain – now on display in the British Museum. Hoxne is also reputed to be the location of the martyrdom of King Edmund in 870, becoming St Edmund, patron saint of England until replaced by St George in 1348.

Within the local area are a number of other attractive villages and market towns. Fressingfield (4.0 miles) is home to the highly regarded Fox and Goose restaurant. Laxfield (8.3 miles) is an ancient village with two public houses including The Kings Head, famed for its unique tap room.

Historic market towns including Eye (4.4 miles), Harleston (5.6 miles) and Framlingham (13.3

miles) offer a wide range of independent shops, delicatessens, cafés, restaurants and public houses. Framlingham Castle is an especially iconic local landmark. Diss Railway Station (5.3 miles) offers direct trains to London Liverpool Street from 86 minutes. There is ample parking at the station.

Ipswich (25 miles) provides a wide selection of independent and high street shops; numerous restaurants; and a variety of theatres, galleries, and museums.

Norwich (25.3 miles) is the largest city in East Anglia and a substantially complete medieval city. There are myriad shops, restaurants, bars and cafés; two striking cathedrals, and the amazing Norman castle, now a gallery and museum.

Local sporting amenities are fantastic. Stradbroke has a gym, swimming pool and tennis courts; Diss Leisure Centre has a gym and swimming pool; Framlingham College also offers its sporting facilities. There are superb sailing clubs along the Suffolk Coast, as well as well-regarded golf clubs, including Diss, Halesworth and Ipswich.

Education provisions are excellent in both the state and independent sectors, including renowned Framlingham College, Norwich School and Ipswich School, all of which are included in the Good Schools Guide.



About this property

Gate House Farm is an enchanting historic house, set in about 3.65 acres, with stables, paddocks and a variety of outbuildings.

The principal house is an attractive, timber-framed building believed to date back to the 16th century and Grade II* listed of special of special architectural or historical interest.

The building retains many wonderful and unusual period features including original windows with fine roll-moulded mullions and cavetto mullions.

It has been a much loved family home by our clients for over 45 years and it that time our clients have comprehensively restored, maintained and modernised the house.

Internally, the accommodation flows remarkably well and comprises elegantly proportioned rooms with good ceiling heights and a wealth of historic charm.

The spacious, double aspect drawing room is filled with light and has stunning exposed woodwork, which displays evidence of markings unique to Hoxne, and a charming chimneypiece, with an inset wood burning stove. Just off the drawing room is a useful study and cozy snug.

The dining room is another wonderful and bright, double aspect space with beautiful exposed timbers and beams.

The kitchen/breakfast room, beyond the drawing room, is a delightful space with an AGA and

separate hob, ample storage space and worksurfaces. Beyond the kitchen is the former dairy, used as a utility, and a pantry.

The first floor accommodation consists of a generous landing, five well-proportioned bedrooms and two bathrooms; a second floor has a further bedrooms and an office.

OUTBUILDINGS

There are numerous outbuildings within the grounds of Gate House Farm, including stables and a former thrashing barn. These could be used in a variety of ways subject to necessary consents including as a home office, nursery or annexe.

GARDENS & GROUNDS

Gate House Farm is set in about 3.65 acres of wonderful grounds including areas of lawn, paddocks and courtyards.

Immediately to the rear of the house is an attractive courtyard, ideal for al fresco dining, with a superb enclosed eating area.

The house is approached via a main drive with a secondary drive at the rear, providing ample parking space.

Tenure

Freehold

Local Authority

Mid Suffolk District Council; Tax Band G

Energy Performance

EPC Rating = Exempt

Viewing

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







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Approximate Area = 3165 sq ft / 294 sq m
Limited Use Area(s) = 501 sq ft / 46.5 sq m
Outbuildings = 4113 sq ft / 382 sq m
Store = 42 sq ft / 3.9 sq m
Garage = 393 sq ft / 36.5 sq m
Total = 8181 sq ft / 762.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Savills (UK) Limited. REF: 868709

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