



HIGH HOUSE FARMHOUSE

HEVENINGHAM LONG LANE, PEASENHALL, IP17 2JW



Nestled in a picturesque setting just a stone's throw from Peasenhall, this charming detached farmhouse exudes period character and offers a wealth of potential. In need of renovations throughout, this property is offered chain free and ready for any perspective buyer to put their own stamp on it!

This remarkable farmhouse, believed to date back to the 17th century, exudes the timeless charm of a traditional timber-framed Suffolk longhouse. The property boasts a beautifully rendered exterior, with intricate pargetting details adding to its historical character. Set within a tranquil, mature garden, the property features a peaceful pond and expansive outdoor space, offering both beauty and serenity. The large parking area leads to a substantial detached outbuilding, which could serve as a garage, workshop, or, subject to planning permission (STPP), even a potential conversion project. Entering through the side door, you are greeted by the original staircase leading to the first floor, with a convenient cupboard under the stairs for storage. To your right, the spacious kitchen/breakfast room offers a range of base units, a sink, an AGA, and an inglenook fireplace, creating a warm and welcoming atmosphere. From the kitchen, you move into the utility room, which features further base units, a sink, space for appliances, and direct access to the rear patio area - ideal for outdoor entertaining or relaxation. Beyond the utility room, you enter a hallway. To the right, you'll find the downstairs bathroom, equipped with a bath, a shower attachment, a toilet, and a basin. Moving through this area, you come to another hallway that could easily serve as a study, leading you back to the main formal entrance hallway. To the left of the first hallway lies the dining room, with lovely front-facing views and a charming fireplace. Adjacent to the dining room is the entrance hallway, which includes another staircase leading up to the first floor. The sitting room, featuring a fireplace and side aspect views, is a cosy space, while a further snug, also with a fireplace and side views, provides an additional area for relaxation.

On the first floor, the spacious landing offers a convenient cupboard for storage and access to the loft. The family bathroom on this level includes a bath, shower attachment, toilet, and basin. An airing cupboard houses the water tank, with additional shelving for storage. Bedroom three, a comfortable double room, overlooks the front aspect of the property. Continuing through the home, you'll reach the original landing, which retains the original stairs leading down to the first entrance hall. From here, you enter bedroom four, another double room with front and side aspect views, along with its own WC featuring a toilet and basin. Bedroom one is a large double room, offering side views and two double fitted wardrobes. Bedroom two, equally spacious, enjoys side views and also benefits from two fitted wardrobes. Outside, the property is accessed via a large concrete driveway, providing ample off-road parking. The detached outbuilding/garage/workshop is generously sized, offering numerous possibilities. The garden surrounds the property, with the front of the house adorned with beautiful wisteria, while a charming pond and well-established flower beds, borders, and shrubs create a serene and picturesque outdoor setting. While this property requires some attention and updating, it presents a fantastic opportunity to create a stunning, fully renovated period home. With the right vision, this house can be lovingly restored, retaining its historic charm while incorporating modern comforts. For those seeking a project that combines classic elegance with modern living, this is a truly exciting prospect.

SERVICES - Mains water, and electricity are connected. Heating is provided for by way of oil fired central heating. Wood framed double glazing. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

TENURE - Freehold

LOCAL AUTHORITY – East Suffolk - F

EPC – F

VIEWING - Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

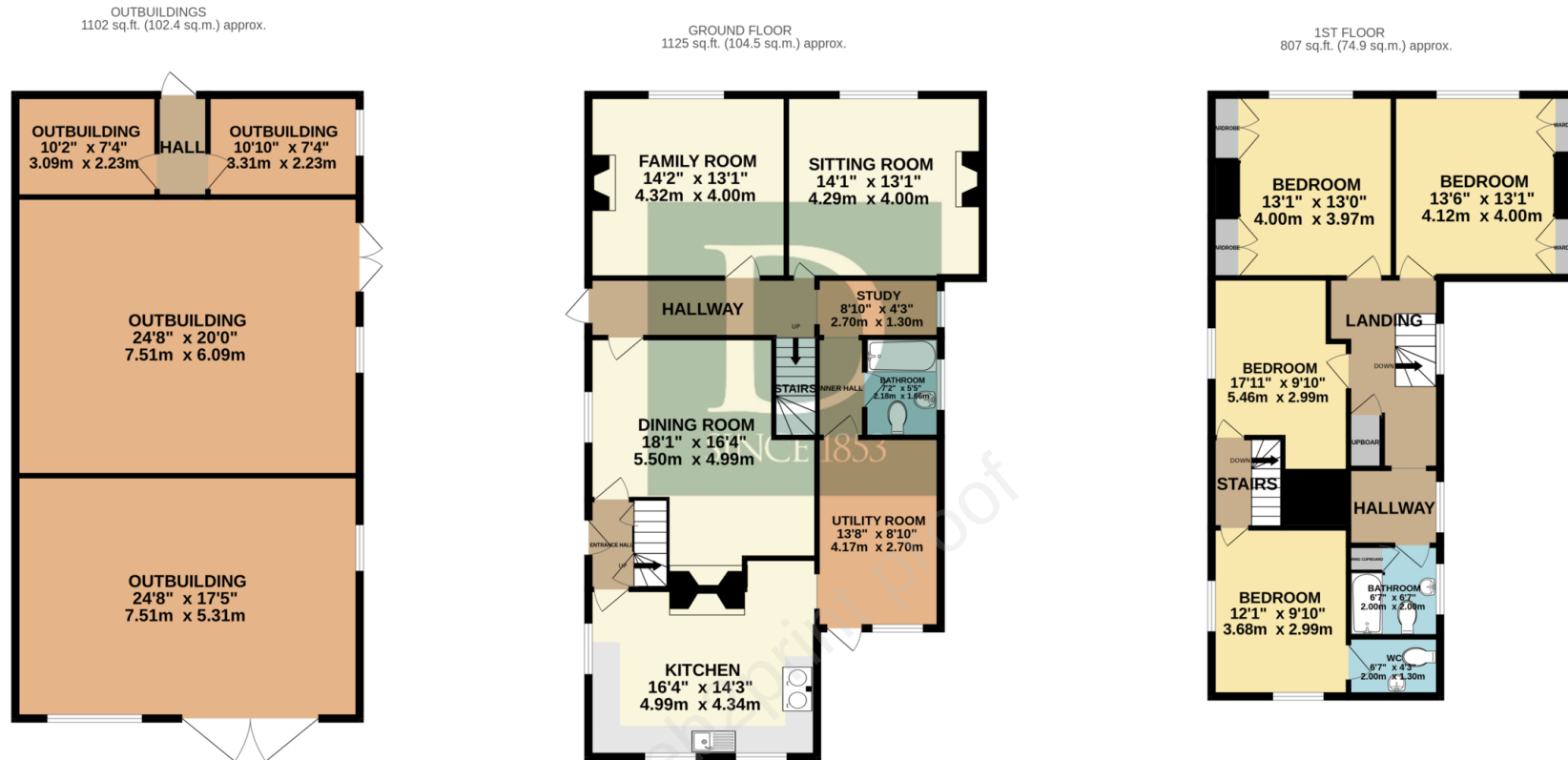








FLOOR PLAN



TOTAL FLOOR AREA : 3034 sq.ft. (281.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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