Firs Farmhouse, Fishponds Way, Haughley

Sheridans

Firs Farmhouse, Fishponds Way, Haughley IP14 3PJ

Guide Price £629,000

An outstanding detached 4 bedroom period house providing beautifully arranged accommodation with charming south facing gardens and separate granary conversion ideal as holiday let/annexe.

Estimated to have origins spanning over the last 500 years, this wonderful period house, offers a surprising level of well presented accommodation retaining a wealth of original features. Over the years, the house has been considerably improved and extended, including the conversion of a detached granary, creating an ideal and particularly versatile space for working from home, holiday let or extra accommodation.

The house enjoys a prominent setting in a conservation area in the heart of the village, whilst affording fabulous countryside views to the rear. Benefitting from oil fired radiator central heating and solar panels and also not a listed period home, the beautifully arranged accommodation currently in brief comprises a reception hall with feature oak panelling and oak staircase to first floor, with two large under stairs cupboards. Open studwork to the dining room, creating an ideal reception for entertaining with engineered oak flooring and window to front and back. From the dining room leads to the well equipped kitchen breakfast room, with a range of fitted units and range oven. From the kitchen, the rear lobby has a glass door to garden and door to the cloakroom. The quadruple aspect sitting room, is a wonderfully spacious reception room, full of character and possessing a light and airy atmosphere, with features including a traditional fireplace and French doors to the rear gardens. A separate utility/boot room completes the ground floor accommodation.

On the first floor, a large landing with fitted cupboards, leads to the four comfortable bedrooms including the delightful principal bedroom with vaulted celling and en-suite shower. The family bathroom completes the first floor accommodation

Outside
To the front of the property are well tendered gardens behind iron railings and stocked with shrubs. A pair of timber gates open to the shingle driveway providing plenty of vehicle parking, turning space and access to triple bay cartlodge garaging. Above the garaging is a separate granary conversion ideal as a workplace, additional guest accommodation or teenage den.. An entrance hall and staircase leads to a landing, shower room and main reception area extending to an impressive 24ft. To the rear of the house and granary is a delightful well tender garden, mostly laid to lawn and stocked with an abundance of flowering plants and shrubs whilst enjoying far reaching viewing across open countryside. A large stone terrace is an ideal area for entertaining and al-fresco dining.

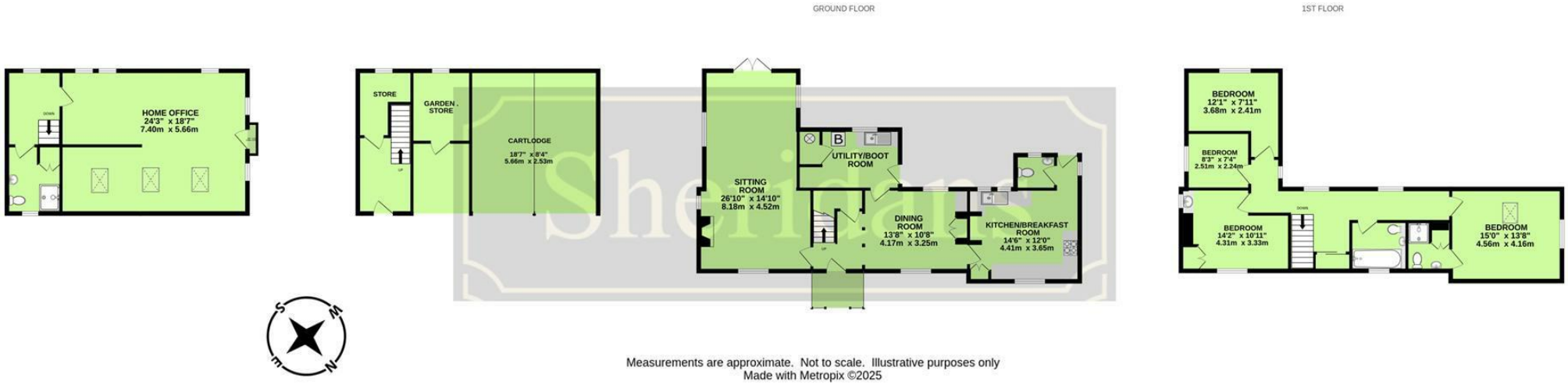
Location
The house enjoys delightful views to the rear across open countryside whilst situated in the heart of this well served conservation village providing a good range of local facilities available which include a primary school, church, well regarded pub, restaurant, co-op, post office, bakers and hairdressers. The village is extremely well situated for access to the A14 dual carriageway and is approximately 2 miles from the market town of Stowmarket, which offers a mainline rail service to London Liverpool Street taking approximately 90 minutes.

Directions
When entering Haughley from the direction of Stowmarket and the A14, the driveway leading to the property will be found on the left hand side. What3words ///listen.charmingly.goat

- Wonderful detached period home in thriving village
- Beautiful gardens enjoying countryside views
- Expansive vehicle parking
- Triple bay cart lodge with converted Granary above creating large home office/guest accommodation and teenage den
- Wealth of original features
- Sitting room, dining room
- Kitchen breakfast room
- Utility/boot room, cloakroom
- Four bedrooms
- Bathroom, en-suite shower room

Services
Mains electricity, water and drainage. Oil fired radiator central heating.
Council Tax - Mid Suffolk Band - E
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk

Granary heating - night storage heaters and air conditioning unit.



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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