Chartered Surveyors / Estate Agents

Clarke & Simpson









Manor Farm, The Street, Wissett, Halesworth, Suffolk IP19 0JH

A superb, 5 bedroom former farmhouse standing in stunning grounds of 3 acres along with a Suffolk barn, swimming pool and tennis court.

Guide Price £1,100,000 Freehold

P7694C

Summary

Kitchen/dining room, scullery, drawing room, library, study, ground floor bedroom and shower room.
Four first floor bedrooms, en-suite dressing room and shower room, two bathrooms and attic room.
Suffolk barn with planning for residential use and double cartlodge.
Gardens, meadow with a maze, orchard, tennis court and swimming pool.

Location

Wissett is a small rural village, which is in a convenient location just 2 miles from Halesworth. Halesworth provides many shops, public houses and restaurants, as well as a doctors' surgery, vets and a supermarket. It has a thriving centre for Arts in the community called The Cut which is used as a theatre, cinema and for exhibitions and workshops. There are also train links to London's Liverpool Street station via Ipswich.

The Suffolk Heritage Coast with popular destinations such as Southwold, Dunwich, Aldeburgh and Thorpeness are all within easy driving distance.

Description

Manor Farm is a Grade II* Listed dwelling believed to date from the 16th century. It offers superb period features over two floors and of particular note is the thatched barn that was linked to the house at the turn of the century and was re-ridged and combed in 2016. The house itself is of predominantly timber frame construction with part brick and part rendered elevations under a tiled roof. As well as the house itself, there is an additional timber framed barn that has planning permission to be converted to an independent dwelling under reference DC/01/0090/FUL (W1977/14). This is individually Grade II Listed. The property sits within beautiful grounds which include a wild flower bank, a meadow with a maze, orchard, swimming pool and tennis court.

Entering from the driveway, a main door provides access to a hallway that leads to the linked barn and also the main house. The main house has a kitchen/dining room which is separated by a stud wall. This is the hub of the dwelling and it is dual aspect with leadlight windows to the front and French doors opening onto the rear terrace. The kitchen is fitted with bespoke high and low-level wall units and there is space for a bottled gas range cooker. In addition there is a double butler sink and space and plumbing for a dishwasher. The dining room has a fireplace with woodburning stove, pamment tile flooring and exposed beams. Off the kitchen is a scullery which is home to the oil-fired boiler. Here there are also high and low-level wall units with a butler sink, space and plumbing for a washing machine and an American style fridge freezer. There is also a stable style door to the exterior. Off the dining room are front and rear hallways and doors to the drawing room. This highly impressive room has particularly high ceilings with fluted beams. In addition is a inglenook fireplace. The room is triple aspect and includes mullion windows. Under part of the room is a cellar.

On the first floor landing of the main house are windows overlooking part of the grounds, stairs to an attic bedroom and an airing cupboard with hot water cylinder. The dual aspect principal bedroom has exposed timbers and floorboards and windows with fine views to the front and rear. Off this is an en-suite dressing room with built-in wardrobes along with a shower room that comprises a WC, two feature handwash basins and a shower. It enjoys views over the garden. Also on the first floor of the main house are two further double bedrooms, both of which have lovely views and exposed timbers. There is a bathroom with roll edge bath, WC and handwash basin. On the second floor is a further room which can be used as a bedroom and has a gable end window.

From the hallway, the house is linked to the barn. This was beautifully converted. On the ground floor of the barn is a study and also a shower room with WC, handwash basin and shower. Adjacent is a library with fitted bookshelves. The room makes for a superb party space. It has French doors opening to the terrace. Adjacent to this is a ground floor dual aspect bedroom with French doors to the terrace. On the first floor of the barn is a galleried landing leading to a double bedroom. In addition is a bathroom with WC, handwash basin, bath and feature window.

Outside

The property is approached from the road via a concrete drive (neighbouring dwellings have a right of way over this) which leads to off-road parking. Here there is a double bay cartlodge of timber frame construction on a brick plinth under a pantile roof. It measures 22' x 17'8. Across the drive is a Suffolk barn of timber frame construction under a pantile roof. This measures 41' x 19'10. In 2002, planning permission was granted to convert it to a dwelling. Beyond the barn is the oil tank and the sewage treatment plant.

The gardens and grounds lie predominantly to the east and north of the house. Abutting the linked barn and house itself is a terrace beyond which are beds with flower and shrubs and also lawn. Adjacent to this is a wild flower bank with steps leading up to a further garden area where there are mature trees. Beyond this is a lovely meadow which has a circular maze cut into it. This is bordered by apple trees. Also within the grounds is a pretty summerhouse which is of timber construction under a lead roof. In addition, is a hard tennis court along with a kidney shaped swimming pool which is heated by an air-source heat pump. In all, the grounds extend to 3 acres.














thank you




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Manor Farm, Wissett

Approximate Gross Internal Area = 385.3 sq m / 4147 sq ft
Barn = 72.5 sq m / 780 sq ft



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Directions

From Halesworth, proceed in a westerly direction on the Wissett Road. Having entered Wissett, proceed through the village where Manor Farm is the last but one property on the right hand side of the road.

What3Words app: /// doctors.applied.budgeted

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Modern private drainage system. Oil-fired central heating system with bottle gas for the cooker. Air source heat pump for swimming pool.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band G; £3,783.62 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.



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