

Rookery Farm House, The Street,

Weybread, IP21 5TH

Guide Price £650,000 - £675,000

twgaze

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An opportunity to restore a fine English house with grounds extending to 2.83 ac and outbuildings. There is also a separate parcel of woodland on the opposite side of the road extending to 1.73 ac, which is available by separate negotiation. Requires extensive renovation. No onward chain.

- Guide Price £650,000 - £675,000
- An opportunity to restore a fine English House to its former glory, set on the edge of Weybread village
- Retaining a number of original features, including fireplaces and doors
- Grounds extending to 2.83 ac, with areas of grass, ponds and mature trees with cut walkways
- Outbuildings attached to the property and a large brick and flint barn
- A separate parcel of woodland extending to 1.73 ac, available under separate negotiation

Location

Rookery Farmhouse combines that wonderful combination of privacy, being nestled amongst the trees, with easy access to wider facilities. It is set within the parish of Weybread but a little way out of the village on the borders of Suffolk with Norfolk within the Waveney Valley. There is just a scattering of houses within earshot, yet the vibrant market town of Harleston is just 3 miles away with its range of boutique shops and eateries.

For the commuter there is a mainline rail service at Diss just 20 minutes drive with a direct line to London Liverpool Street in just 90 minutes. The Heritage Coast around Southwold and Aldeburgh is only 30 minutes or so by car or the Broads just 40 minutes. This is a house that combines a rural setting without being isolated or remote.





















The Property

Rookery Farmhouse is believed to have been built around 1700 and it is certainly an elegant house with high ceilings giving a sense of grandeur. Of particular note are the gothic style Lancet windows, the stylised fireplaces and the panelled doors. This is a house of great architectural merit. However, it is fair to say the house needs extensive improvement to bring it up to modern standards but with so little change over time and the retained period features, it now affords a new owner the opportunity to restore a fine English house to its former glory. It has the added benefit of not being Listed allowing a greater degree of freedom - an increasingly rare chance.

Outside

The grounds surrounding the house extend to 2.83 ac with areas of grass, ponds but the majority being covered in trees including orchards with mature fruit trees. Cut walkways allow access through the trees. The grounds have been let go over recent years but there were formerly areas of private lawned garden and the bones of these can still be seen, and would be relatively easy to restore. There are two ponds, one in the corner would have been for the horses whilst the one to the rear of the house would have been more ornamental. With a little clearing of the banks this could once again be a wonderful feature.

The Outbuildings

There is a range of outbuildings attached to the back of the house currently used as stores but with a little imagination these could potentially be incorporated into living space especially as they bound one of the ponds.

The second brick and flint range is to the side and significantly larger and was the stables with fitted tack room (fittings still in place) and a gig house. This range has potential for additional uses perhaps as an annex or home office area subject to planning.

The Woodland

There is a separate parcel of woodland on the opposite side of the road extending to 1.73ac which is available by separate negotiation.

Services: Mains water and electricity are connected. Private drainage. Oil fired boiler (defunct).

Directions: From Diss heading east on the A143 towards the coast. After the Harleston roundabout, turn right to Weybread and continue through the village. The entrance to Rookery Farmhouse is on the left with the wood on the right. What3words///euphoric.already.extend

Viewing: Strictly by appointment with TW Gaze.

Freehold: Council Tax Band – G

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

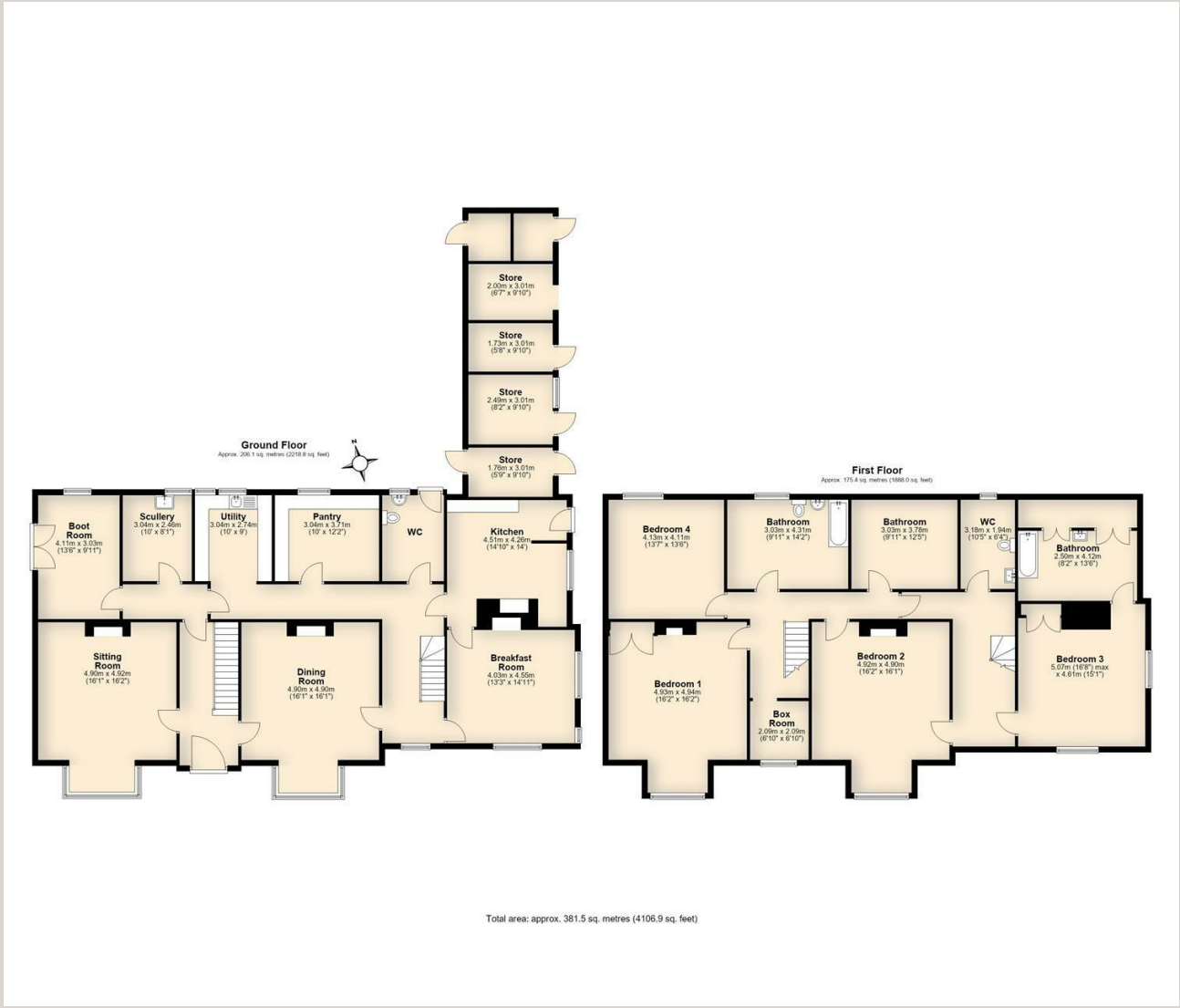
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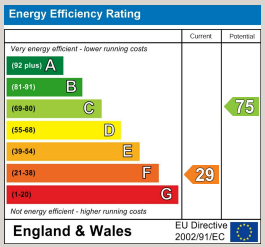
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