



WHITE HOUSE FARM

YAXLEY



An imposing and substantial Grade II Listed farmhouse in need of updating together with an excellent detached 3 bedroom barn conversion and two further barns with planning permission for conversion

Whitehouse Farm in the charming village of Yaxley provides a superb opportunity for those looking for multi-generational versatility offering independence yet convenience. In addition, for those looking for a lifestyle opportunity and to create an exclusive holiday-let complex, Whitehouse Farm offers so much potential. The farmhouse could easily be sub-divided if required and already has a self-contained annexe. In addition, Willow Barn is an established 3 bedroom detached conversion with excellent garden. The further addition of Barns 1 and 2 with planning permission to convert provides optimum versatility. All four properties total 4.35 acres.

WHITE HOUSE FARMHOUSE

The property is an attractive 17th Century house with later additions. The principal rooms are superbly proportioned and flooded with light from the large south-facing window. They are afforded views to the front overlooking the lake. The house has been adapted over the years and buyers are likely to want to reconfigure to suit their needs and it is now considered the house

would benefit from modernisation. There is an attached garage to the rear but space to the side for further garaging subject to planning permission. There is a sweeping lawn to the front of the house that then wraps around the lake. To one side is a former orchard.

This is a very substantial house and annex arranged on three floors with seven bedrooms and extending in all to about 6336sqft.

SERVICES

- Mains electricity
- Private foul drainage system.
- Metered mains water.
- There are two oil fired boilers which run wet radiator systems.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band G







Willow Barn was originally a traditional agricultural building converted in 2016 to provide a comfortable and contemporary single-storey home with a highly versatile layout

The accommodation wraps around a walled courtyard which makes a perfect place for alfresco dining. The barn is 'L-shaped' with the kitchen and reception space at the heart. The bedroom accommodation is split with the principal bedroom to one end and the two further bedrooms to the other. This makes it ideal for guests. In addition to the courtyard there is parking for several cars and an excellent garden extending to 0.37 acres, currently a blank canvas to landscape. This property would make excellent ancillary accommodation or a character holiday let.

LOCATION

The property is located to the west of the A140 a few hundred metres from the eastern central hub of the village. The market town of Diss is about 4.8 miles with its main line rail link to London Liverpool Street. Ipswich is 20 miles and Norwich 24.7 miles being the central commercial shopping centre for the County.

PLANNING

The barn was converted under planning permission reference 2604/10 with further permission for a single storey extension and addition of solar panels and air source heat pump under reference 0173/13.

SERVICES

Mains water and electric. Drainage via private foul drainage system. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

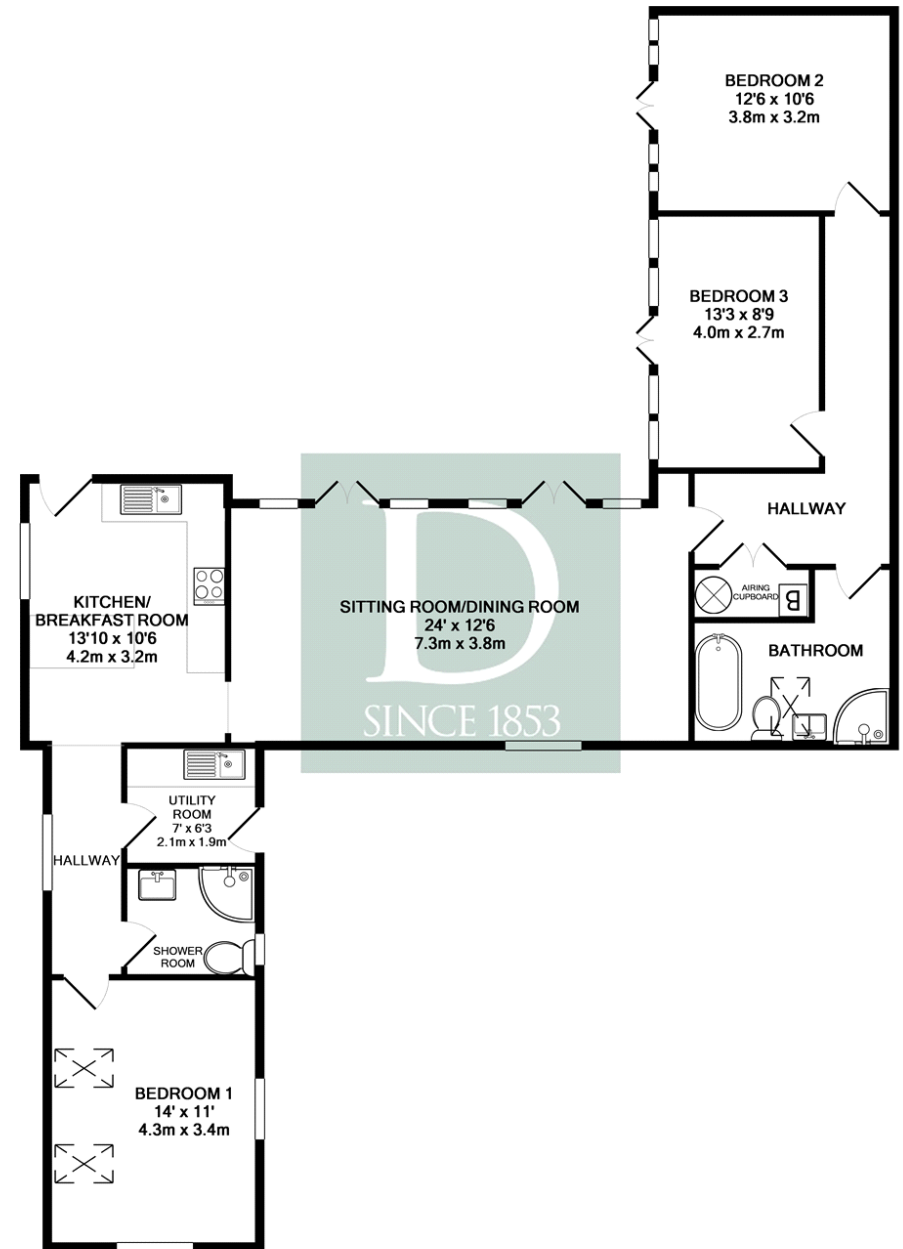
LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band D

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.





TOTAL APPROX. FLOOR AREA 1182 SQ.FT. (109.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Barn 1 & Barn 2 - Former agricultural barns for conversion with Planning Permission and Listed Building Consent for residential dwellings

Barn 1 previously received planning permission for a single storey dwelling but this has been modified and now has full Planning Permission (DC/23/01400) and Listed Building Consent (DC/23/01401) for a two storey property with three bedrooms, private vehicular access and integral garaging for two cars. Both barns have the benefit of an excellent sized garden. Barn 2 previously received planning permission for a single storey dwelling but this has been modified and now has full Planning Permission (DC/23/01400) and Listed Building Consent (DC/23/01401) for a two storey property with two bedrooms, private vehicular access and integral garaging for two cars. These two properties could also be converted to provide ancillary accommodation or part of a holiday let complex. There are no restrictions and they could be sold off in time as separate dwellings.

A full planning pack of information is available on request from the selling agents.

SERVICES

Mains water, electricity and foul drainage believed available. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council

AGENTS NOTES

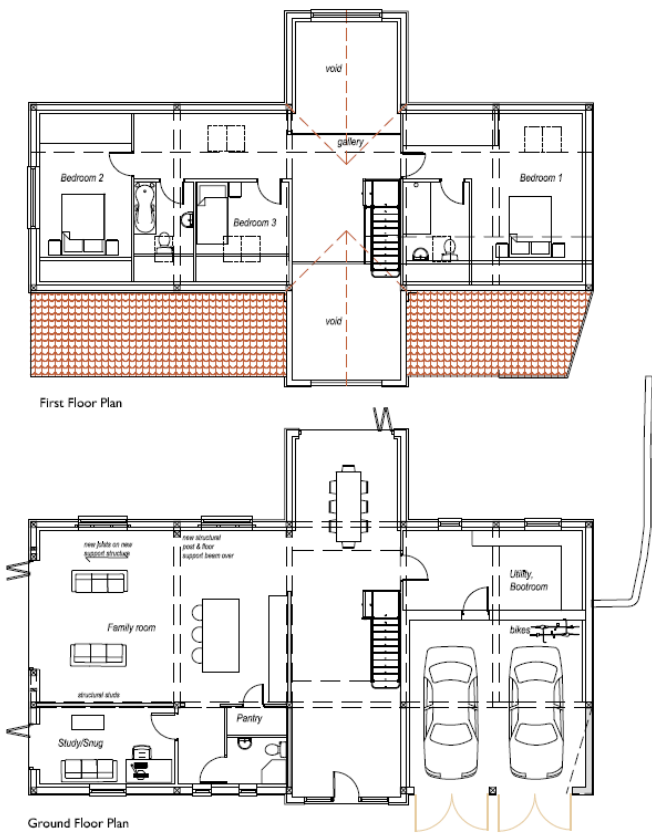
1) On the Plan Barn 1 is : 1, Barn 2 is : 2, Whitehouse Farmhouse is : 3 and Willow Barn is : 4. Please note the vendors are retaining barns 5,6,7 and 8. They will all have access over the new entrance drive and will contribute to its maintenance.

2) The property is available as a whole or in lots.

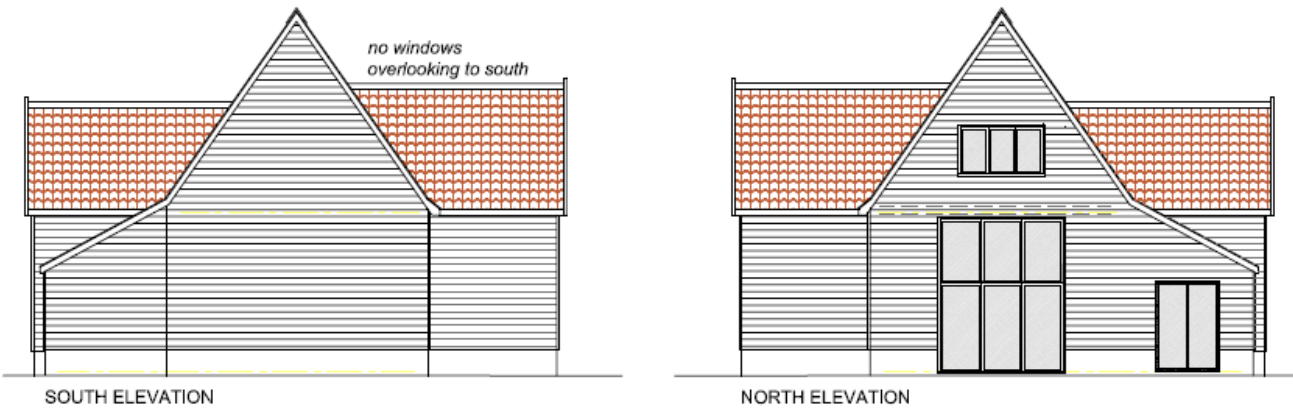


Barn 1

Proposed Floorplan



Proposed Elevations - South & North



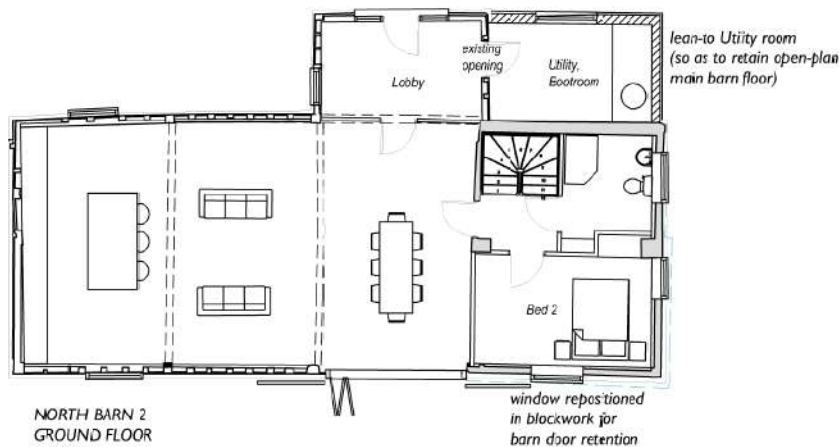
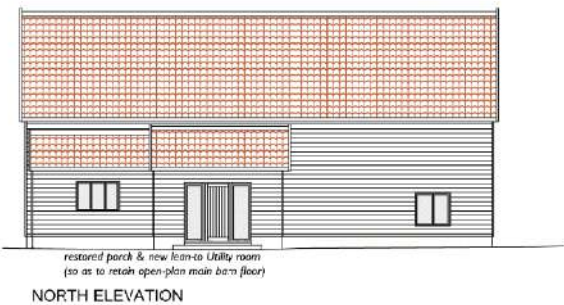
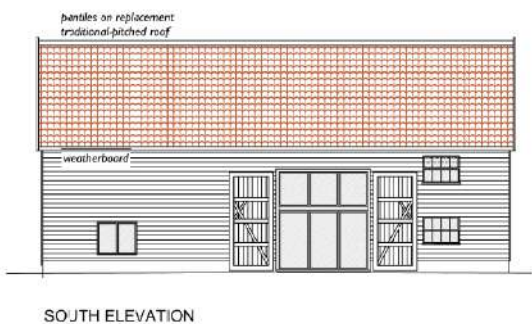
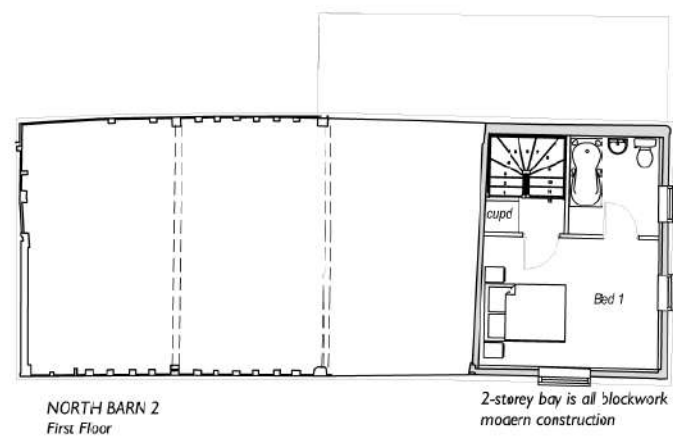
Proposed Elevations - West & East



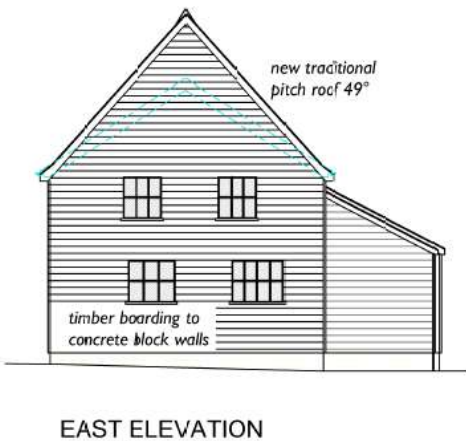
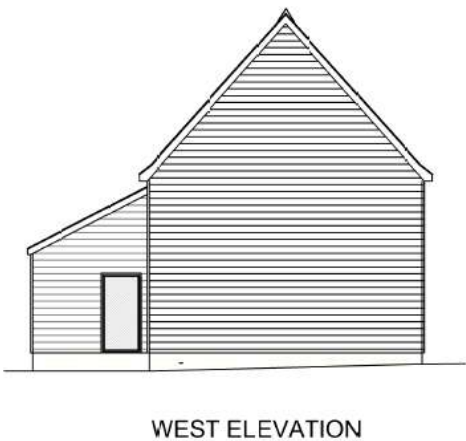
Barn 2

Proposed Floorplan

Proposed Elevations - South & North



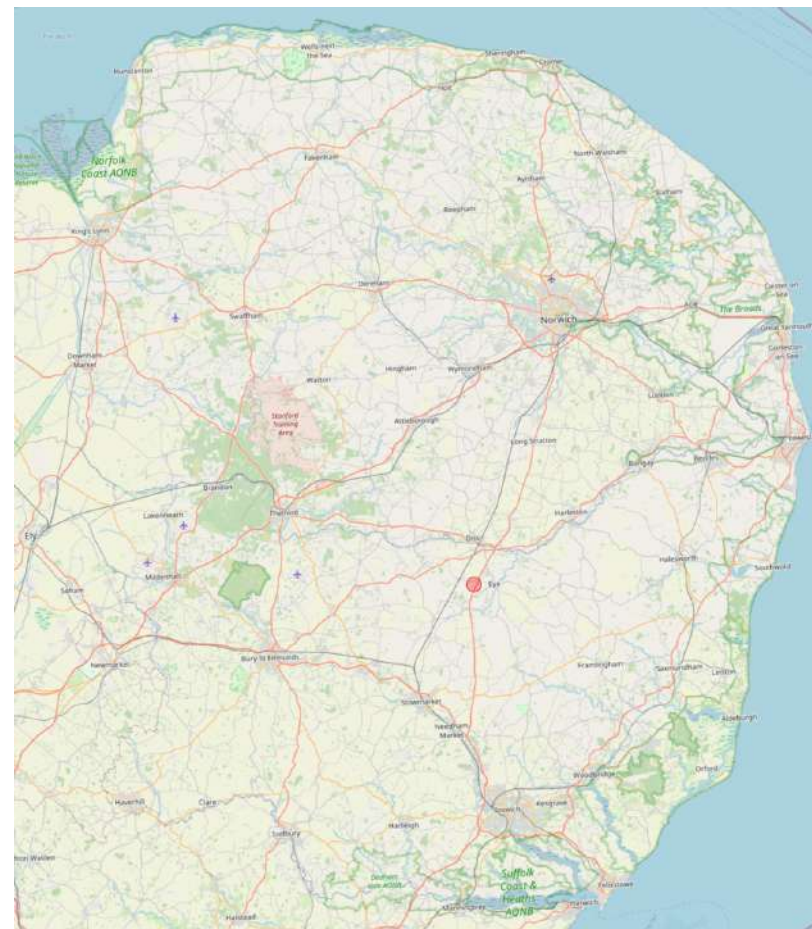
Proposed Elevations - West & East



SITE PLAN



LOCATION MAP



IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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