



Wickham Hall









Wickham Skeith, Eye, Suffolk



BNP PARIBAS GROUP

Occupying an exceptional position overlooking stunning gardens and grounds, is this impressive country house.

Wickham Hall is a substantial period home, surrounded by beautiful rolling countryside, nestled within 6 acres of exceptional gardens and grounds, with an array of outbuildings, including a separate coach house, swimming pool and tennis court, in the tucked away village of Wickham Skeith.

 5-6 RECEPTION ROOMS	 7-9 BEDROOMS	 8-11 BATHROOMS
 COACH HOUSE & GARAGING	 6.56 ACRES	 FREEHOLD
 RURAL/ VILLAGE	 4,804 SQ FT - 8,157 SQ FT	 GUIDE PRICE £2,500,000



The property

Built in 1840's as the Rectory for St. Andrew's Church, Wickham Hall is a handsome and imposing detached period house, set in a prominent, idyllic position surrounded by peaceful countryside. The property provides more than 4,500 sq ft of beautifully appointed accommodation set over four floors, with various splendid original details, and benefits from a detached, self-contained coach house annexe providing two further bedrooms.

Entering through an imposing porch, you are greeted by the family room, a welcoming space in which to relax, with its wooden flooring, ornate carved detailing and impressive open fireplace. From here one is lead through to a central hallway, off which there are a further four reception rooms. These include the similarly proportioned drawing room and sitting room, both of which have fireplaces and dual aspects, including southeast-facing bay windows overlooking the gardens, and a formal dining room which offers access to the gardens via French doors. The kitchen and breakfast room together create a wonderful space

for modern family life; the well-equipped kitchen is fitted with farmhouse-style units to base and wall level, integrated appliances, an electric Aga and a central island. Access to the basement is from the inner hall and includes a wine cellar.

To the first floor, the impressive galleried landing has a ceiling lantern skylight overhead, welcoming plenty of natural light, and provides access to six double bedrooms; these include the generous principal bedroom with its spacious, luxury en suite bathroom, two bedrooms with en suite shower rooms. The remaining three bedrooms have access to two family bathrooms. Stairs rise to the second floor, where there is an additional double bedroom, a study area and an en suite shower room.





Coach House

The Coach House creates an ideal annexe, and offers splendid ancillary accommodation. Comprising a sitting room, study, a fully equipped kitchen/dining room, two double bedrooms with en suite bathrooms connected via a galleried landing, and a shower room. The space provides complete living accommodation for guests, family members or even short-term use as a holiday let.

Outside

Nestled in a wonderfully secluded and rural spot in the Mid Suffolk village of Wickham Skeith in grounds extending to 6.5 acres, the property is approached via an impressive gated entrance, which opens onto a sweeping gravelled driveway. A spacious area to front of the property provides ample space for several cars as well as access to the main outbuildings. The Coach House benefits from an open courtyard area as well as a garage. A further range of outbuildings sit to the side of the main house, forming a further courtyard area, and comprise various stores, potting sheds, a utility, and a further garage/workshop; in addition a brick-built games room is set adjacent to a substantial greenhouse.

The gardens are immaculately presented, with beautifully landscaped areas, a variety of mature trees and shrubs, canvassed by uninterrupted panoramic views over the undulating countryside beyond. There are numerous areas to enjoy, including a fully stocked lake with a wooden bridge leading to a central island, complete with golf tee, a tennis court and ample space in which to play. An undercover outdoor dining area provides a fabulous space in which to cook and dine al fresco, complete with brick-built pizza oven. A shower room offers useful space for those using the swimming pool, which is set away from the house and surrounded by stone terracing and ample room for lounging, an orchard and all framed by a Wisteria covered pergola. There is also an impressive partly-walled kitchen garden with large fruit and vegetable cages, with an array of established fruit trees and raised beds.

To the other side of the lane leading to the neighbouring church is a small parcel of post and railed paddock which could offer ideal grazing or further room in which to play.





Location

Wickham Skeith is a charming village located about 5 miles from the popular and friendly historic market town of Eye. The town is surrounded by rolling Suffolk countryside, midway between Ipswich and Norwich and has winding, narrow streets and historic buildings, lending the surroundings plenty of character. There are several shops and amenities in Eye, including two supermarkets, a library and a number of specialty shops including a delicatessen. Over 6 miles to the North, the town of Diss provides further amenities and larger supermarkets, while Ipswich, 20 miles to the south, provides an excellent selection of shops, amenities, restaurants, cafés and leisure facilities.

Schooling in the area includes Hartismere School, a secondary school rated outstanding by Ofsted, as well as Framlingham College and Prep, and Finborough School. There are good road links to Norfolk via the A140 and London via the A14 and A12. Main line trains to London Liverpool Street run from Diss and Stowmarket.

Distances

- Eye 5.3 miles
- Diss 6.7 miles
- Framlingham 15.9 miles
- Ipswich 17.7 miles
- Bury St, Edmunds 19 miles
- Norwich 28 miles

Nearby Stations

- Stowmarket - mainline (80 mins)
- Diss - mainline (90 mins)

Key Locations

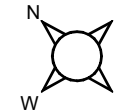
- Eye Market town
- Suffolk Heritage Coast
- Diss Market town
- Framlingham Castle

Nearby Schools

- Finborough School
- Hartismere School
- Framlingham College







The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Floorplans

Main House internal area 4,804 sq ft (446 sq m)
Garage internal area 690 sq ft (64 sq m)
Outbuilding internal area 2,663 sq ft (247 sq m)
Covered external dining area = 247 sq ft (23 sq m)
Total internal area 8,157 sq ft (758 sq m)
Quoted area excludes 'Courtyard'
For identification purposes only.

Directions

IP23 8NA

what3words: ///playback.unafraid.backers

General

Local Authority: Mid Suffolk District Council

Services: Mains water, electricity and drainage services are connected. Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: F

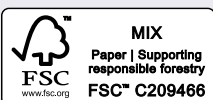
Agent's note: The property is on two titles. There is a pedestrian and vehicular right of way to St Andrew's Church only. A small parcel of gravel beside the church belongs to the property, but is licensed to the church by the current owners on an annual basis for use as car parking.

Suffolk

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