



Perkins Farm,
Mendlesham Green, Suffolk

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**2,663 sq ft (247 sq m) | Freehold
3 reception rooms | 5 bedrooms
Workshop & Cabins | Set in 4.3 acres**

Offers Over £900,000

A beautifully presented Grade II listed thatched farmhouse offering over 4,200 sq ft of versatile accommodation, extensive outbuildings and beautifully maintained gardens and grounds, all set within a peaceful yet well-connected Suffolk setting.

Perkins Farm is a quintessential period property, showcasing traditional pink-washed elevations beneath a striking recently re-ridged thatched roof. Having been sympathetically extended, and now with full planning permission to create additional holiday lets and convert the barn, the property already offers more than 4,200 sq ft of versatile accommodation across the main house and its extensive outbuildings, while sensitively preserving its heritage through exposed timber beams, original floorboards and impressive brick inglenook fireplaces.

The ground floor provides an excellent balance of reception and living space. The charming kitchen featuring exposed timbers, a central island and range cooker is complemented by a separate pantry and utility room. The dining room and principal reception room each feature handsome fireplaces, while the light-filled sun room enjoys a seamless connection to the garden and terrace.

A flexible ground-floor bedroom with en suite facilities offers excellent versatility for guests or multigenerational living. On the first floor, there is a spacious principal bedroom with an en suite bathroom, an additional double bedroom and a shower room featuring a fireplace. Two further generous bedrooms are located on the second floor, tucked beneath the characterful eaves, one of which being accessed via a drop-down staircase.



The property is set within idyllic grounds, featuring expansive manicured lawns, mature trees and two tranquil ponds, one with a timber jetty. Multiple, paved and gravelled seating areas, including a pergola-covered terrace, provide ideal spaces for al fresco dining and entertaining, while enjoying a high degree of privacy and far-reaching views across the surrounding countryside. A standout feature of the property is its impressive collection of outbuildings, including a secluded timber cabin with bedroom, shower room and open-plan living area ideal as a holiday let, as well as an additional cabin which could be used for hobbies or a home office. A further substantial outbuilding incorporates a double garage and four further rooms suitable for a variety of uses, although as noted below, this outbuilding has approval for converting to ancillary accommodation.

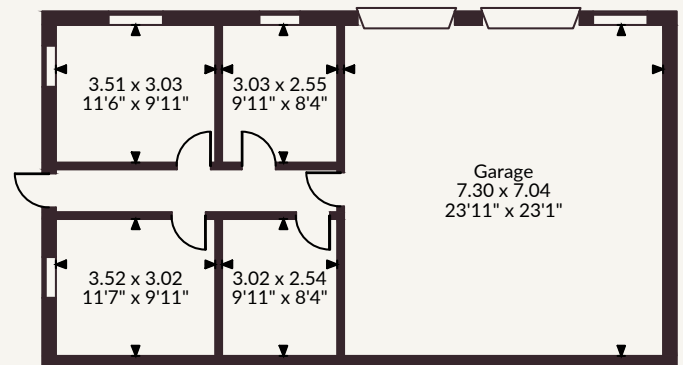
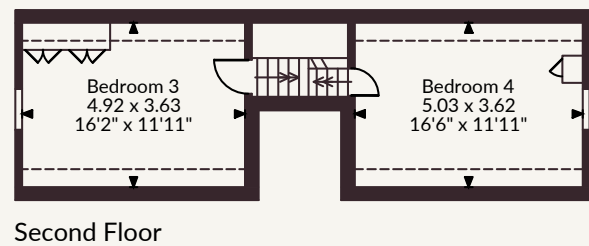
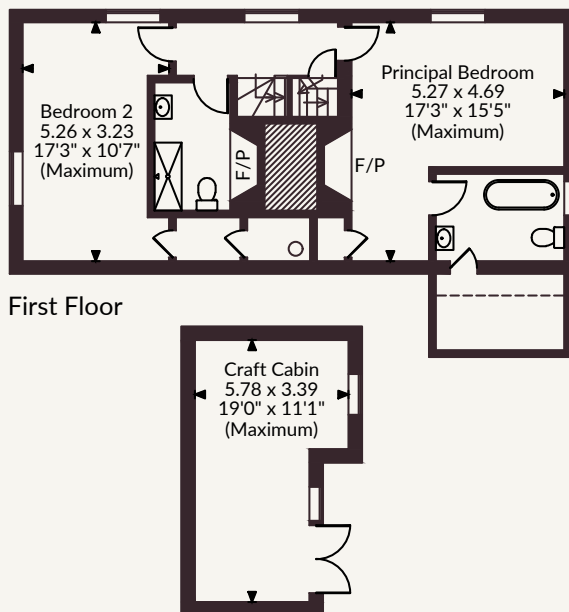
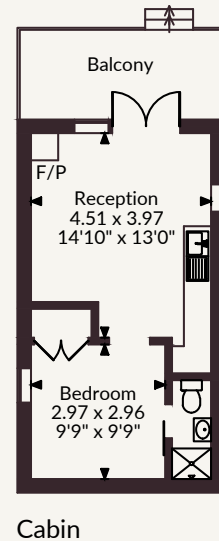
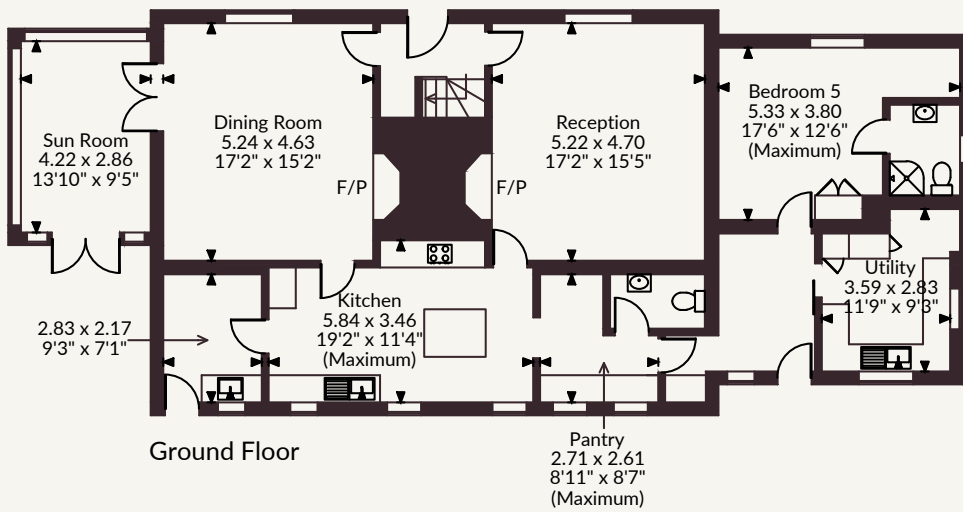
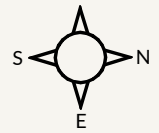
Planning consent has been granted under REF: DC/21/00973 for the erection of four holiday cabins (one of which has already been built), and for replacement of the existing barn with a two storey, purpose built 3-bedroom holiday let and additional cart lodge. Purchasers are advised to make their own enquiries of the local council for further details.



Location
Perkins Farm is situated to the edge of the rural hamlet of Mendlesham Green. Approached via a designated quiet lane and surrounded by attractive Suffolk countryside yet well-placed for everyday amenities, the property affords a wonderfully secluded setting. The nearby village of Mendlesham offers a shop, primary school and pub, while the market towns of Stowmarket, Diss and Eye provide a broader range of shopping, leisure and professional facilities. The county town of Ipswich lies about 20 miles to the south east, with extensive retail, cultural and business opportunities.
Postcode region: IP14

General
Local authority: Mid Suffolk Council
Services: Mains water and electric, and private drainage which we understand complies with current regulations. Oil-fired central heating to main house; electric heating to the extension.
Council Tax: Band F
EPC rating: D
Tenure details: Freehold
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Main House internal area 2,663 sq ft (247 sq m)
 Garage internal area 553 sq ft (51 sq m)
 Outbuilding internal area 488 sq ft (45 sq m)
 Cabins and Craft Cabin internal area 506 sq ft (47 sq m)
 Total internal area 4,210 sq ft (391 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height

Suffolk

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