

**DRAFT DETAILS**  
**FARROWS MILL, BATTLESEA GREEN, STRADBROKE**  
**EYE**  
**IP21 5NE**

OPEN HOUSE (C & T) present: An **approx 3,000 sq ft**, rurally situated detached home, in **about 3.5 acre plot** (sts), offering equestrian potential, convenient for Diss. Hall, Cloakroom, Lounge, Dining Room, Study, Kitchen, Utility, 5 Possible Bedrooms - 2 En-Suite, Bathroom, Triple Garage, Outbuildings, Ample Parking, **NO CHAIN, VIEW ASAP.**



2231

**Price £650,000**

RECEPTION HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, STUDY, KITCHEN, UTILITY ROOM, 4 DOUBLE BEDROOMS - 1 EN-SUITE, BATHROOM, GAMES/HOBBIES ROOM/OFFICE/POSSIBLE BEDROOM 5, SHOWER ROOM, TRIPLE GARAGE, VARIOUS OUTBUILDINGS, EXTENSIVE PARKING, GARDENS & GROUNDS WITH PLOT OF **ABOUT 3.5 ACRES** (STS). EQUESTRIAN POTENTIAL, OIL FIRED HEATING - UNDERFLOOR TO GROUND FLOOR, RADIATORS TO FIRST & SECOND FLOORS, SEALED UNIT DOUBLE GLAZING, SPACIOUS **APPROX 3,000 SQ FT** ACCOMMODATION, REQUIRES REFURBISHMENT, NO CHAIN, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From the Bury St Edmunds direction, on the A143 towards Diss, at the large roundabout, take the exit onto the A140, towards Eye and Stradbroke. Take the left turning onto the B1118, towards Stradbroke, and follow the road through Oakley and after passing Hoxne, continue along towards Stradbroke. Take a sharp right turn on a left-hand bend, into Battlesea Green, where the property is located on the right.

**RECEPTION HALL : 6.05m (19'10") x 3.33m (10'11")** Approached to the rear via an outer canopy with hardwood entrance door. A spacious entrance. Staircase to first floor with understairs storage cupboard with underfloor heating controls, tiled floor, window to rear.

**INNER LOBBY :** Radiator, window to side.

**CLOAKROOM :** Suite comprising wc, wall mounted wash basin, tiled floor, radiator, frosted window to rear.

**SITTING ROOM : 7.49m (24'7") x 4.95m (16'3")** Tiled floor, TV point, wall light points, radiator with cover, windows to front, window to side, glazed double doors to side.

**DINING ROOM : 4.11m (13'6") x 3.94m (12'11")** Tiled floor, window to front.

**STUDY : 2.77m (9'1") x 2.03m (6'8")** Telephone point, consumer unit, radiator, window to side.

**KITCHEN : 5.13m (16'10") x 3.94m (12'11")** Range of base and wall mounted units, tiled work surfaces, tiled splashbacks, 'island' unit with storage cupboards and drawers, inset twin circular stainless steel sinks with 'Swan-neck' style mixer tap, central chimney cooker canopy, pan drawers, space for fridge/freezer, plumbing for dishwasher, tiled floor, TV point, telephone point, window to front, window to side, door to front.

**UTILITY ROOM : 3.33m (10'11") x 3.20m (10'6")** 'Belfast' style sink unit with mixer tap and shower attachment, tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridges or freezers etc, vertical radiator/towel rail, UPVC window to rear.

**FIRST FLOOR LANDING :** Steep wooden stairs with handrails to second floor loft conversion with shelved understairs cupboard, wall light points, radiator, dormer window to rear.

**BEDROOM 1 : 5.33m (17'6") x 4.98m (16'4")** Two built-in double wardrobes, LED downlights, two radiators, dormer window to front, window to side. Access between wardrobes to:

**EN-SUITE: : 1.93m (6'4") x 1.93m (6'4")** Modern white suite comprising double shower enclosure with shower controls with both fixed and flexi-hose shower heads, modern vanity unit with twin wash basins with mixer taps, wc with concealed cistern, full tiled walls, LED downlights, extractor fan, vertical radiator/towel rail, frosted window to side.

**BEDROOM 2 : 4.98m (16'4") x 4.32m (14'2") max** Vanity unit wash basin with mixer tap, tiled splashback, radiator, dormer window to rear, window to side.

**BEDROOM 3 : 4.98m (16'4") x 3.02m (9'11")** Radiator, dormer window to front.

**BEDROOM 4 : 4.42m (14'6") x 3.05m (10'0")** Radiator, dormer window to front.

**BATHROOM : 3.15m (10'4") x 2.16m (7'1")** Modern white suite comprising panelled bath with padded head rest and mixer shower attachment, tiled shower enclosure with shower controls, vanity unit with twin wash basins with mixer taps, wc with concealed cistern, fully tiled walls, LED downlights, extractor fan, vertical radiator/towel rail, frosted dormer window to rear.

**SECOND FLOOR LANDING : 3.10m (10'2") x 2.82m (9'3") max overall** Sloping ceilings. Fitted storage shelving units, LED downlights, radiator, rooflight to front, rooflight to rear.

**GAMES/HOBBIES ROOM/OFFICE/POSSIBLE BEDROOM 5 : 6.15m (20'2") x 3.12m (10'3") max** Sloping ceilings. Full room width eaves storage cupboard, two radiators, two rooflights to front, three rooflights to rear.

**SHOWER ROOM : 3.12m (10'3") x 2.90m (9'6")** Modern white suite comprising tiled double shower enclosure with shower controls with both fixed and flexi-hose heads, vanity unit wash basin with mixer tap, wc with concealed cistern, tiled splashbacks, walk-in airing cupboard housing lagged hot water tank, LED downlights, shaver point, radiator, rooflight to front, rooflight to rear.

**OUTSIDE :** This property is situated in a rural area, and stands in a well secluded **plot of about 3.5 acres** (sts), offering a high degree of privacy. To the front, the property is approached via double 5-bar gates. The large mature gardens extend to the front, side and rear, and are enclosed by hedgerows, being laid principally to lawn, with established trees and hedges, and two patio areas, one of which is covered, an outside water tap, and a timber cupboard housing an oil boiler. A block paved driveway and turning area leads around to the rear, where there is a **TRIPLE GARAGE 8.18m (26'10") x 5.61m (18'5")**, with three entrance doors, power and light connected and consumer unit. A tarmac driveway leads to a large **CARPORT**. There are extensive parking areas at this property, with room for at least ten vehicles, and for those wishing to utilise its equestrian potential, there is ample space for equestrian vehicles, trailers etc. To one side of the property, and accessed via a wide gate, there is a large enclosed potential **PADDOCK AREA** of about **1.5 ACRES** (sts). Another gate gives access to a further broadly circular enclosed grassed area. To the other side of the property is another large, enclosed area of informal garden, accessed via a 5-bar and personal gate, laid to grass, which offers scope to be used as another **PADDOCK AREA**, if desired.

**OUTBUILDINGS :** There are a number of useful **OUTBUILDINGS:** Immediately to the rear of the house, there is a **LARGE SHED/OFFICE 3.99m (13'1") max x 3.84m (12'7") max**, with power and light connected, consumer unit and radiator. In addition, there is a **LARGE TIMBER SHED 4.22m (13'10") x 3.73m (12'3")**, with power and light connected. A brick and tiled **OUTHOUSE 2.72m (8'11") x 2.57m (8'5")**, with power and light connected, access to a wc and pedestal wash basin, and adjacent timber **SHED**. There is a **BLOCK OF FOUR SHEDS, each 1.93m (6'4") x 1.47m (4'10")**, probably suitable for small livestock or storage. Also, there is a **GREENHOUSE/POTTING SHED 3.07m (10'1") x 2.31m (7'7")**, with brick rear wall and UPVC glazed construction. Finally, there is a **LARGE TIMBER SUMMERHOUSE 5.28m (17'4") x 3.28m (10'9")**.



**AGENT'S NOTE :** We feel that although this property requires some refurbishment, it offers great potential, and could be a suitable property for those wishing to utilise its **EQUESTRIAN POTENTIAL**.

NOTE: The vendor has informed us that mains water and electricity are connected, and drainage is to a private system, but due to the nature of the sale, we cannot confirm its operability. The council tax band is understood to be Band F.

**STRADBROKE, EYE, DISS & AREA :** Stradbroke is a well served village, situated broadly midway between Ipswich and Norwich, and lying about 7 miles from Eye, and about 9 miles from Diss, with its direct mainline rail link to London Liverpool Street, in about 90 minutes. It offers many amenities including two Pubs, various shops, Community Centre, Primary School, High School, Library, Doctors Surgery, Gym, Swimming Pool, Tennis Courts and Bowling Greens.

The nearby market town of Diss, and the larger town of Bury St Edmunds, accessed via the A143, offer a wider range of shopping, educational and recreational amenities, with both Norfolk's county town of Norwich and Suffolk's county town of Ipswich within reasonable travelling distance, using the nearby A140.



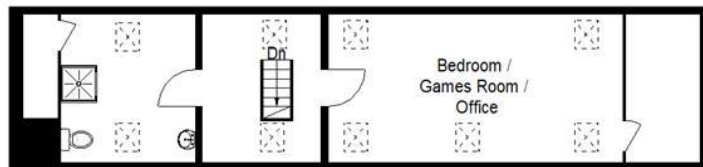




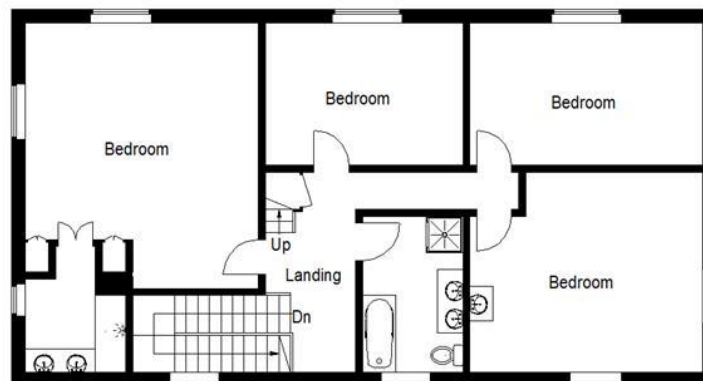


## Farrows Mill, Stradbroke, IP21 5NE

Approximate Gross Internal Area  
280.7 sq m / 3021 sq ft



Second Floor



First Floor



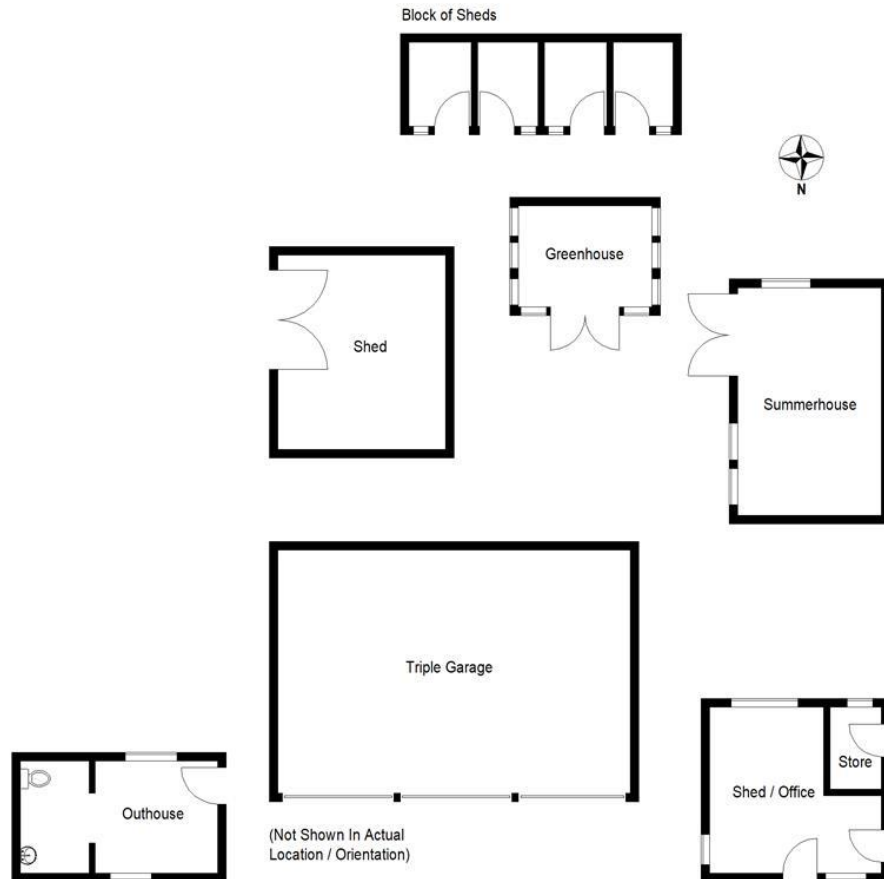
Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Farrows Mill, Stradbroke, IP21 5NE

### Outbuildings

Approximate Gross Internal Area  
98.4 sq m / 1059 sq ft



### Outbuildings

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## Energy performance certificate (EPC)

Farrows Mill  
Bartlesea Green  
Stradbroke  
EYE  
IP21 5NE

Energy rating  
**D**

Valid until: 10 October 2032

Certificate number: 9300-2309-7200-2192-7145

Property type

Detached house

Total floor area

270 square metres

### Rules on letting this property

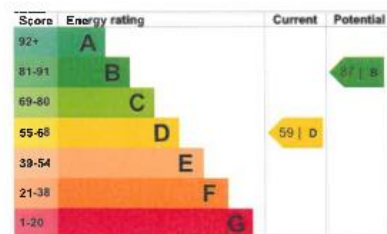
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.