



**Farm: Eye**

**Guide Price  
£2,300,000**

## RAYLEIGH OFFICE

For further information or to  
arrange to view this property  
please call

**01268 783377**

## HILL FARM, STOKE ASH, EYE, SUFFOLK IP23 7ER

In all about 154.24 acres (62.42 Ha) - for sale as a whole

A charming and private residential farm with Grade II listed farmhouse, extensive range of farm buildings and holiday cottages.

## DETAILS

Hill Farm is situated in a rural part of mid-Suffolk and is readily accessible from the A140. It sits in a private and sheltered setting and is approached over a quiet country lane leading to a long drive. The period farmhouse is Grade II listed and situated at the centre of the farm and has been sympathetically refurbished with an extended kitchen and newly fitted bathroom and provides comfortable accommodation, well equipped for modern living.

Next to the farmhouse are two holiday cottages that are successfully let year round. Adjacent are two traditional timber frame barns and a traditional

cartshed and beyond these an extensive range of farm buildings that are used for cereal storage, housing livestock and equipment storage.

The farmland is a compact and contiguous block of farmland interspersed by mature hedgerows with well-established woodland and tree belts that creates not only an attractive landscape but also provides valuable amenity and sporting potential.

## **LOCATION**

Hill Farm is located in mid-Suffolk in a predominantly rural area. The A140 is approximately 1 mile to the west and provides excellent access to the north and south. The former market town of Eye is 4 miles to the north and has most everyday retail and local services. Diss is 8 miles to the north of the mainline station to London Kings Cross as does Stowmarket (11.5 miles) with regular services to London taking approximately 1 hour 20 minutes. The county town of Ipswich (18 miles) and Norwich (28 miles) both provide regional level retail and commercial services as well as excellent leisure and sporting facilities.

Local schools are numerous with preparatory schools including Framlingham Junior School, Ipswich School, Old Buckenham Hall and Moreton Hall Prep in Bury St Edmunds and among the available senior schools are Framlingham College, Ipswich School, Ipswich Girls High School and St Joseph's School.

## **HISTORY**

The Grade II listed farmhouse dates from the mid-seventeenth century although the rear portion is believed to be slightly later. It was renovated and further extended during the mid-twentieth century. The farm was originally part of the Thornham Estate and was sold to the Metropolitan Railway Company in 1948. It was then an arable and dairy farm with 75 cows being milked on the farm by the 1970s. Dairying ceased in the 1980s and the farm became predominantly arable although some of the grass meadows were retained. The current owners bought the farm in the early 2000s and have further extended and refurbished the farmhouse.

## **HILL FARMHOUSE**

The farmhouse is situated in a sheltered setting at the culmination of the 400 metre drive alongside the traditional farm buildings. The house has been sympathetically extended and refurbished by the current owners.

The house is a classical traditional Suffolk farmhouse and is constructed of timber frame with rendered elevations under a steep pitched tiled roof. The windows are a variety of small pane, timber casement windows, some of which are double glazed.

The accommodation is well laid out and suitable for modern living. The front door on the eastern elevation leads to an entrance hall with stairs to the first

floor. Off the hall are two offices and an area for coats and boots. There is a good sized and well equipped kitchen, with modern oak fronted kitchen units and a large window over looking the pond that sits adjacent to the traditional farm buildings. There are two well appointed reception rooms, a sitting room with large glazed patio doors and a dining room, with both having brick inglenook fireplaces and benefitting from westerly views over the lawned gardens. Next to the kitchen is a good size utility room with plumbing for a washing machine and tumble dryer.

The first floor has 4 well appointed double bedrooms for the most part with large built in cupboards and wardrobes. The bathroom has recently been refitted and has a large walk-in shower and contemporary bath, basin and WC.

From the landing, a flight of stairs leads to a large open attic which benefits from windows at each gable.

### **The Gardens**

Are attractive and lie mainly to the south and west. They feature an expanse of lawn interspersed by occasional flower beds and some mature specimen trees. By the house is a sheltered courtyard for outdoor dining which overlooks a recently cleared pond.

### **Holiday Cottages**

The current owners have established a successful holiday cottage business that enjoys about 90% occupancy rates. The two 1 bedroom cottages (the Bothy and the Bull Pen) feature on the well-known website <http://www.sykescottages.co.uk>. Currently they turnover in excess of £20,000 annually and with a low level of cost produce a good net income.

### **Farm Buildings**

The farm buildings comprise an extensive range of traditional and modern farm buildings. The traditional buildings have the potential for further conversions (subject to planning permission) and sit near the farmhouse. Behind the traditional buildings is the extensive range of more modern farm buildings.

The traditional buildings include a 4 bay cartshed and a timber frame Suffolk barn. Amongst the modern buildings are two Dutch barns with lean-to and a 7 bay hay barn.

Further details are provided in the pdf of the particulars that can be downloaded.

## **FARMLAND**

The farmland comprises a single block of gently undulating arable land, which surrounds the farmhouse, cottages and farm buildings. Running along the eastern boundary of the farm is the River Dove and a further tributary abuts the grass meadows that sit on the northern boundary.

There is access to most fields from the farmstead. The arable land extends to about 129.90 acres (52.72 Ha) and is mainly Grade 2 with soils belonging to the Ashley series, a clay loamy capable of supporting high yielding arable crops.

Along the northern boundary is an attractive block of 15.53 acres (6.69 Ha) of grassland.

## **FARMING**

The farm is currently farmed in hand by the vendor using additional labour when required. The cropping has comprised combinable crops including Winter Wheat, barley, oilseed rape and beans. A schedule of cropping is available from the Vendor's agents.

## **PLANNING**

A schedule of planning consents is available from the Vendor's agents.

## **LEGAL**     **METHOD OF SALE**

Hill Farm is offered for sale as a whole by private treaty.

## **TENURE**

Vacant possession will be provided on completion

## **SERVICES**

Hill Farmhouse and the cottages benefit from mains electricity and water supplies as well as a private borehole water supply. There is a private drainage system that serves all 3 houses. Hot water and central heating is provided by oil fired boiler to the farmhouse and Bothy, with the Bull Pen having a bottled gas system.

## **EPC**

Hill Farmhouse - Listed

The Bothy - F

The Bullpen - E

### **COUNCIL TAX BAND**

Hill Farmhouse - F (2017/2018 payment £2,345)

The Bothy - Rateable Value £2,000

The Bullpen - Rateable Value £2,000

### **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

According to Ordnance Survey plans, there are a number of footpaths running through the farm and a plan of these can be obtained from the Vendor's agents.

### **BASIC PAYMENT SCHEME**

Entitlements to the Basic Payment Scheme are included in the sale. The Vendor has submitted a claim for the 2018 scheme year and will retain the payment of this in its entirety. The Vendor will use reasonable endeavours to transfer the entitlements to the Purchaser as soon after completion as the transfer rules allow.

The farm is entered into the Higher Level Stewardship Scheme which has a further 4 years to run and the buyer will take to the scheme for the remainder of its term. Further details are available from the Vendor's agents.

### **DESIGNATIONS**

The farm is situated in a Surface Nitrate Vulnerable Zone (NVZ). A small area of the farm is designated as being within the Broad Environmentally Sensitive Area.

### **INGOING VALUATION**

In addition to the purchase price, the purchaser will be required to pay an ingoing valuation for all crop, cultivations and stores. Further details from the Vendor's agent.

### **EARLY ENTRY**

Early entry may be permitted for the purposes of farming following an exchange of contracts and subject to paying an additional 10% deposit.

### **SPORTING, TIMBER AND MINERAL RIGHTS**

All sporting, mineral and timber rights are included in the freehold sale insofar as they are owned.

### **FIXTURE AND FITTINGS**

All items usually regarded as tenants, fixtures and fittings and equipment including fitted carpets and curtains, together with garden and statutory are specifically excluded from the sale.

### **EMPLOYEES**

There are not believed to be any farm employees that will be transferred under the Transfer of Undertaking of Employment Regulations (TUPE).

### **DRAINAGE RIGHTS**

The Environment Agency Anglian East Drainage Rates are charged at 368.14p/ Ha.

### **LOCAL AUTHORITIES**

Suffolk Council Council

Tel. 0345 606 6067

Mid-Suffolk District Council

Tel. 0300 123 4000

### **VAT**

Any guide price quoted or discussed is exclusive of VAT. In the event of the sale of a property, or any part of it, attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

### **HEALTH & SAFETY**

Given the potential hazards of a working farm, we ask you to be as vigilant as possible in making your inspection for your own personal safety, particularly around the farm buildings and machinery.

### **DIRECTIONS**

Please see location plan.

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out any survey nor tested the appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## **VIEWING**

Strictly by appointment. Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing. Given the potential hazards of a working farm, all viewings must be accompanied. Viewing strictly by appointment with the vendor's agents Whirledge & Nott - 01268 783377 or 07769 308295 and Strutt & Parker in Ipswich - 01473 214841.

**JOINT MARKETING**

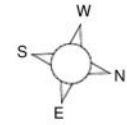
Strutt & Parker, Ipswich

---

**WHIRLEDGE  
&NOTT**



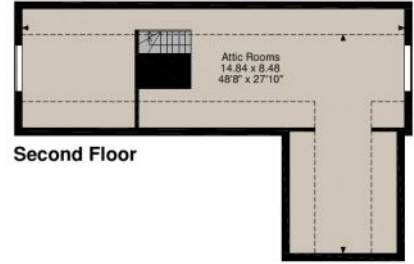
**Hill Farm, Grasshopper Lane, Eye**  
**Main House internal area 3,334 sq ft (310 sq m)**  
**The Bothy internal area 1,097 sq ft (102 sq m)**  
**The Bull Pen internal area 437 sq ft (41 sq m)**  
**Total internal area 4,868 sq ft (452 sq m)**



**Ground Floor**



**First Floor**



**Second Floor**



**The Bothy Ground Floor**



**The Bothy First Floor**



**The Bull Pen**

Kitchen  
2.77 x 2.08  
91' x 610'

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8358499/JRD