

***FOR SALE BY ONLINE AUCTION***

*A five bedroom Grade II listed farmhouse that now requires complete renovation, together with over 13 acres and including a vast range of agricultural buildings and barns.*

Guide Price  
£540,000 Freehold  
Ref: C1144(D)

Park Farm  
Bedingfield  
Eye  
IP23 7LG



Entrance hall, kitchen, bathroom, dining room, study and drawing room.

Five bedrooms on the first floor. A range of agricultural buildings and barns.

Grounds extending to approximately 13.5 acres.

**FOR SALE BY TIMED ONLINE AUCTION -  
3rd December 2024**

Contact Us



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## Method of Sale

The property is offered for sale by Unconditional Timed Online Auction on the 3rd December 2024 and on the assumption the property reaches the reserve price, exchange of contracts will take place upon the fall of the electronic gavel with completion occurring 20 business days later. For details of how to bid please read our Online Auction Buying Guide.

The vendor's solicitor is preparing an Auction Legal Pack. This will be available to view online and interested parties should Register online to receive updates. If you are viewing a hard set of these particulars or via Rightmove or alike, please visit the Online Property Auctions section of Clarke and Simpson's website to Watch/Register/Bid.

## Seller's Solicitors

The seller's solicitor is Kerseys Solicitors, 32 Lloyds Avenue, Ipswich, IP1 3HD. For the attention of: Mehmet Duzgun; email: mehmet.duzgun@kerseys.co.uk Tel: 01473 407107. We recommend that interested parties instruct their solicitor to make any additional enquiries prior to the auction.

## Location

Park Farm is situated in a lovely position in the parish of Rishangles between Debenham and Eye. The property enjoys wonderful views to the rear over meadowland.

Debenham is a picturesque and historic village which benefits from excellent local amenities including a small supermarket, hardware store, newsagents, tea shop, doctor's surgery, butchers, post office, greengrocers, veterinary practice, public houses and a leisure centre. It is also served by well regarded schools, Sir Robert Hitcham CEVAP Primary School and Debenham High School

Eye is a well-served town with two supermarkets, a butchers shop, a bakers, a deli, antique shops and even a chocolatier! It is also in easy reach of London for commuting as Diss is a very short drive away (also on the bus route from Eye) with its fast and regular rail connections to London, Norwich and Cambridge. Diss lies 4 miles away and offers amenities including schools, health and sport facilities.

## Description

Park Farm comprises a detached five bedroom house of circa 1,950 sq ft (181 sqm) which now requires modernising and updating throughout. The dwelling is Grade II listed and believed to date from the late 16th century. It is predominantly of timber frame construction with rendered elevations. Given the extent of the site the property occupies, Park Farmhouse could lend itself to being reconfigured and extended, subject to the necessary consents. In addition, Park Farm benefits from a good range of former agricultural buildings, of varying condition, that could provide useful storage facilities or serve equine or livestock interests. There is scope, subject to the necessary consents, for residential use. Neither the sellers nor the agents have investigated this. The property is not being sold with any overage clause. Park Farm also offers areas of garden and parcels of grassland/potential paddocks. In all, Park Farm extends to approximately 13.5 acres.



## The Accommodation

### *The House*

#### Ground Floor

A rear door opens into

#### *Kitchen/Breakfast Room* 9'6 x 9'3 (2.89m x 2.81m)

With a large window on the rear elevation overlooking the garden. Fitted with a range of cupboard and drawer units with wooden work surfaces over incorporating a steel sink with hot and cold taps and drainer. Traditional range style oven.

#### *Bathroom* 8' x 8' (2.23m x 2.23m)

With WC, wall mounted wash basin with tiled splashback and walk in electric shower.

#### *Partitioned Hallway* 6' x 6' (1.88m x 1.96m) & 6' x 7' (1.96m x 2.3m)

Rear hallway partitioned with a single doorway with doors off to

#### *WC* 3' x 6' (0.81m x 1.86m)

With WC and wall mounted wash basin

#### *Pantry* 6'2 x 9'3 (1.89m x 3.00m)

A walk in pantry with fitted wooden shelving and a brick floor

#### *Lean to* 26'8 x 10'11 (8.12m x 3.32m)

A later addition to the property. Concrete floor. Door that leads to the gardens and five windows that give the room a large amount of natural light



#### *WC* 3' x 6' (0.81m x 1.86m)

With WC and wall mounted wash basin

*Dining Room* 16'10 x 10'6 (5.12m x 3.20m)

Windows on the rear elevation overlooking the garden. Fireplace. Door through to the Kitchen/Breakfast Room.



*Sitting Room* 16'11 x 16'8 (5.15m x 5.10m)

A twin aspect reception room with large windows on the front and rear elevations overlooking the gardens. Fireplace with stone surround and raised tiled hearth. Wooden flooring, storage heater, a walk in store room and a door leading to the boot room.



*Boot Room* 10' x 4' (3.05m x 1.32m)

With external door leading to the car port

Stairs between the dining room and sitting room lead to the first floor.

## First Floor

### *Landing*

With window on the front elevation overlooking the garden. Access to roof space.

### *Bedroom One* 16'5 x 8'6 (5.00m x 2.58m)

A good size double bedroom with large window on the rear elevation overlooking the buildings. Built-in cupboard beside the fireplace.



### *Bedroom Two* 7'7 x 11'3 (2.32m x 3.42m)

A single bedroom with large window on the front elevation overlooking the garden and adjacent land.



*Bedroom Three* 11'9 x 7'8 (3.57m x 2.33m)

A single bedroom with large window on the front elevation overlooking the garden and adjacent land. Airing cupboard and built-in wardrobe to the rear.



*Bedroom Four* 12'10 x 7'11 (3.68m x 2.42m)

A single bedroom with window on the front elevation overlooking the garden and adjacent land.



*Bedroom Five* 14'1 x 9'1 (4.28m x 2.77m)

A single bedroom with large window on the rear elevation overlooking the garden and adjacent agricultural buildings.

## Outside

Park Farm is set well back from the road and approached via a single driveway that leads to a parking and turning area in front of the farmhouse. Ponds and agricultural buildings flank the driveway.

Park Farm is immediately surrounded by mature trees which provide a good degree of privacy. A pathway leads from the rear doorway to the agricultural buildings and barns.

The extensive grounds, that extend to almost 13.5 acres, and which surround the property have been laid to pasture for a number of years. These could therefore provide scope for potential equestrian use. The gardens are not subdivided, enabling easy access all the way around the farmhouse. Mature trees and shrubs separate the meadows from the adjoining agricultural land.



## Outbuildings

To the rear of Park Farm is a range of former agricultural and storage buildings. These vary in nature and style. A summary of the buildings is set out in the schedule below.

Building	Description	Approximate Dimensions
Building 1	An open fronted combine barn of steel and tin construction	22.10m x 13.72m
Building 2	Previous agricultural storage workshops in poor order	27.81m x 5.01m
Building 3	Open fronted storage premises of steel and tin construction	8.20m x 5.16m
Building 4a	An enclosed farrowing pen of block construction	6.21m x 5.73m
Building 4b	An enclosed farrowing pen of block construction	11.54m x 4.57m
Building 5	Previous agricultural storage workshops in poor order	16.38m x 6.24m
Building 6	An agricultural barn of wood construction with a tin and tiled pitched roof	21.67m x 8.7m
Building 7	A mono-pitch storage shed of block construction with a tin roof	8.83m x 7.68m
Building 8	A former livestock building of concrete block set beneath a pitched asbestos roof	5.98m x 5.93m
Building 9	A former pig building of block construction.	16.74m x 4.80m
Building 10	A dilapidated timber frame building partly clad in corrugated metal	7.77m x 4.16m
Building 11	A single covered car port	5.30m x 3.36m

### Schedule of Buildings



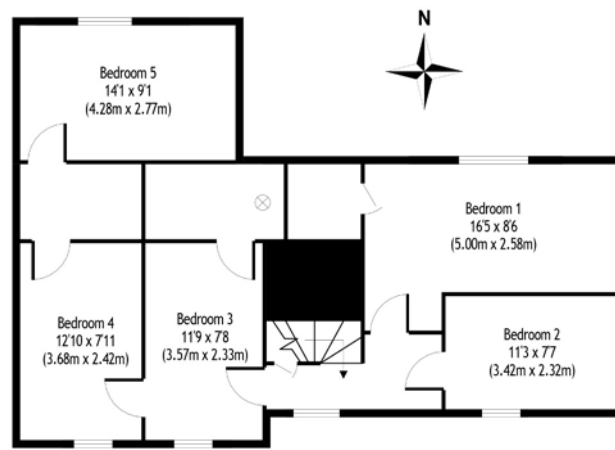


## Site Plan (Indicative Only)

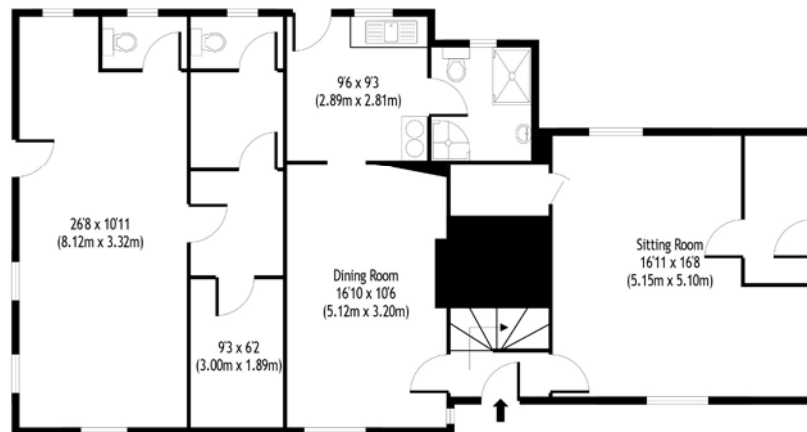




Park Farm, Bedingfield  
 Approx. Gross Internal Floor Area - 1949 Sq ft / 181 Sq M



First Floor



Ground Floor

For identification purposes only. Not to scale.  
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 Produced for Clarke and Simpson

*Viewing* Strictly by appointment with the agent.

*Services* Mains electricity. Emersion heater controlling the hot water system. Private drainage system (please note that whilst it is believed that the current system has worked in a satisfactory manner for many decades, it is unlikely to comply with the 2020 regulations and a buyer should budget to install a new sewage treatment plant).

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Council Tax* Band E; £2,470.91 payable per annum 2024/2025

*Local Authority* Mid Suffolk District Council; 54 Ipswich St, Ipswich IP14 1AD ; Tel: 0300 123 4000.



## NOTES

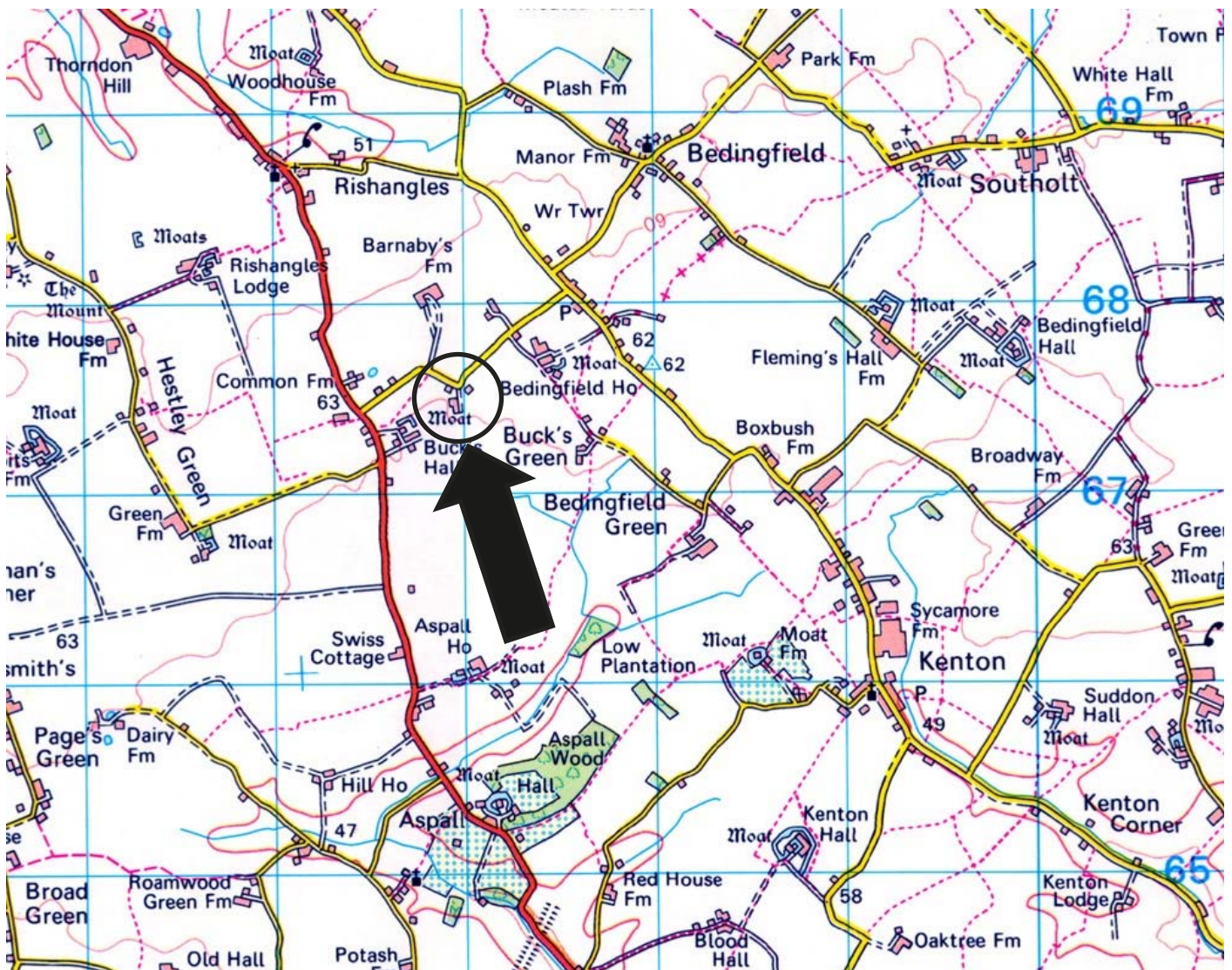
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. In the unlikely situation of our client considering an offer prior to auction, a premium price would have to be put forward and the purchaser would be required to sign the contract and put down a 10% deposit and pay the Buyers Administration Charge, well in advance of the auction date. An offer will not be considered unless a potential buyer has read the legal pack and is in a position to immediately sign the contract. The seller is under no obligation to accept such an offer. It should be noted that Clarke and Simpson cannot keep all interested parties updated and at times will be instructed to accept an offer and exchange contracts without going back to any other parties first.
4. Additional fees: Buyers Administration Charge - £900 including VAT (see Buying Guide). Disbursements - please see the Legal Pack for any disbursements listed that may become payable by the purchaser upon completion.
5. The guide price is an indication of the sellers minimum expectations. This is not necessarily the figure that the property will sell for and may change at any time prior to the auction. The property will be offered subject to a reserve (a figure below which the auctioneer cannot sell the property during the auction) which we will expect to be set within the guide range of no more than 10% above a single figure guide.
6. This is a probate sale and probate has been granted. One of the executors is a partner of Clarke & Simpson.

*November 2024*

## Directions

Travelling in an northerly direction from Debenham, follow Aspell Road for approximately 3 miles. Turn right off the B1077 towards Bedingfield and follow the unnamed road for 0.5 miles. Park Farm will be located on the right hand side of the 90 degree corner.

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