



Glebe Farm, Hoxne Road, Syleham

Offers in Region of £685,000

Glebe Farm, Hoxne Road

Syleham, Eye

Set against a backdrop of endless rolling fields, this exceptional countryside residence offers refined single-storey living on a generous plot of approximately three-quarters of an acre (stms). Showcasing a thoughtfully designed layout that blends character with modern comfort, the home features a stunning open-plan kitchen/dining space, a cosy sitting room with wood burner, four versatile bedrooms (two with en-suites), and elegant bathroom facilities. The expansive grounds include maintained lawns, a wraparound patio perfect for outdoor entertaining, and ample off-road parking via a sweeping shingled driveway. Don't miss the chance to acquire this home and experience all it has to offer.

Location

Syleham is a small rural village located in the county of Suffolk, in the East of England. Psoitioned in the picturesque Waveney Valley, it sits close to the Norfolk border, approximately 6 miles east of Diss and 3 miles west of Harleston. These nearby market towns provide essential services and amenities that complement the village's quiet, countryside charm.

Though Syleham itself has limited facilities, residents benefit from convenient access to local shops and supermarkets in both Diss and Harleston. Primary education is available in the nearby villages of Hoxne and Stradbroke, with secondary schooling accessible in Harleston and Diss. Healthcare needs are met by GP surgeries in Stradbroke, Fressingfield, and Harleston.





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Transport links are modest but effective for rural living. A network of local roads connects Syleham to surrounding villages and towns, and Diss railway station—on the main line between Norwich and London Liverpool Street—offers regular train services for commuters and travellers alike. Buses serve the broader area, though private transport is generally essential for daily travel. Syleham's location offers the peace of village life with the convenience of nearby towns within easy reach.

Glebe Farm

Proudly positioned amidst the beauty of the Norfolk countryside, this exceptional detached residence is set on an impressive plot of approximately three-quarters of an acre (stms). Enveloped by open rolling farmland, the panoramic views stretch uninterrupted as far as the eye can see, offering a rare sense of peace, privacy, and natural splendour.

Approached via a substantial shingled driveway, there is ample off-road parking for multiple vehicles, complemented by a neatly maintained front lawn bordered with established hedging. The home's welcoming charm is immediately apparent as you arrive beneath a pitched storm porch, which leads into a bright and airy entrance hall — a space that sets the tone for the light-filled, flexible living accommodation that lies within.





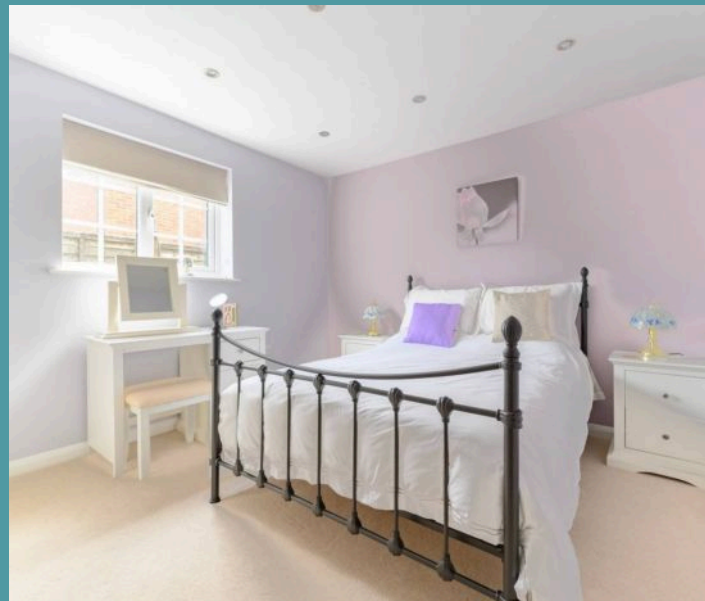
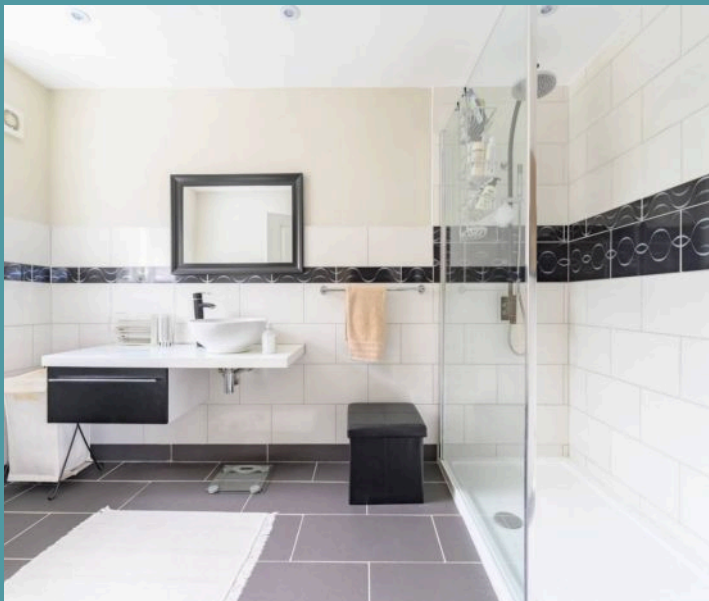
Glebe Farm, Hoxne Road

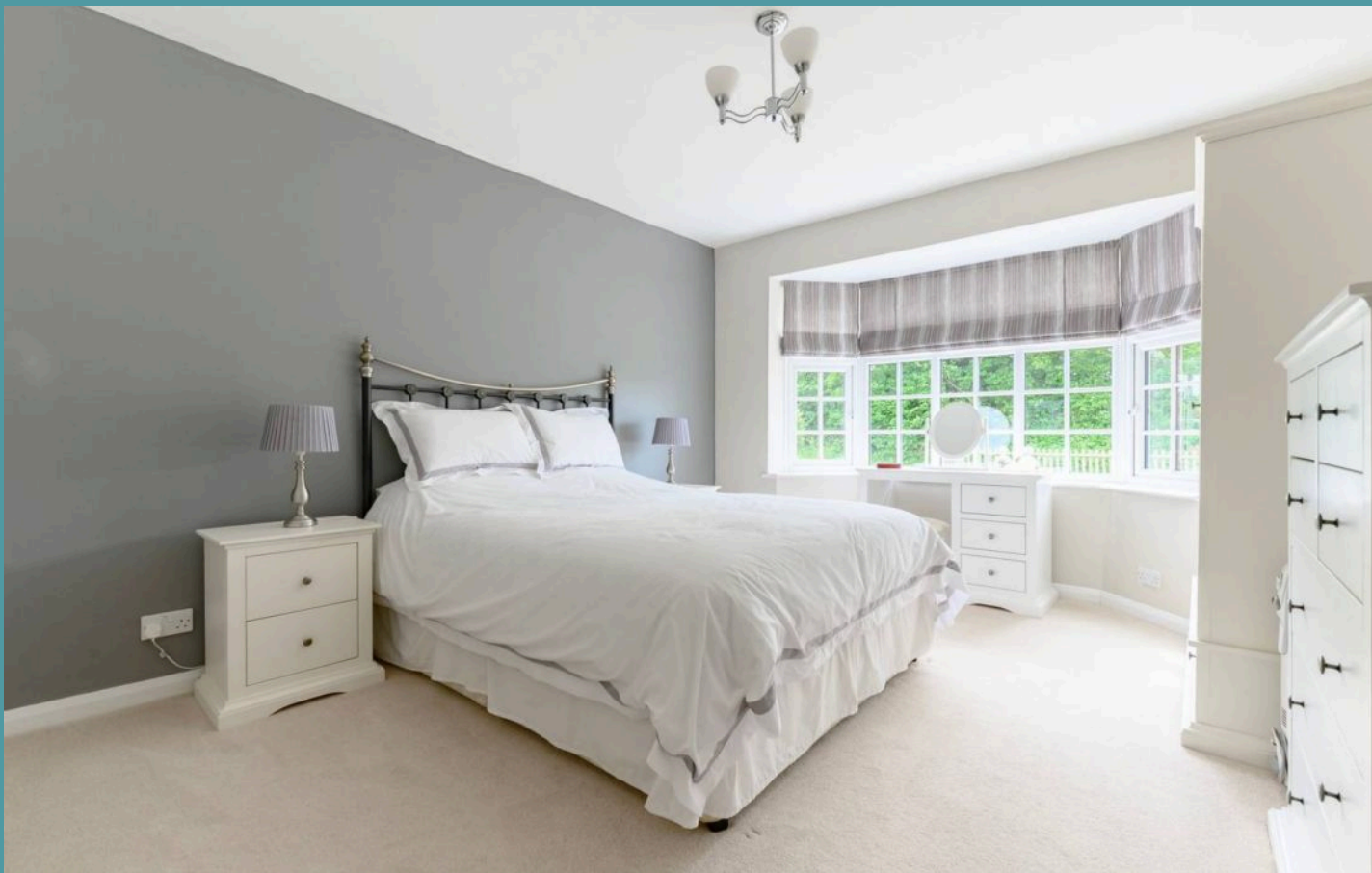
Syleham, Eye

The layout, thoughtfully designed across a single level, caters to a variety of modern lifestyle preferences, combining generous proportions with an effortless flow. At the heart of the home is a stunning open-plan kitchen and dining area, appointed with quality wall and base cabinetry, a feature Rangemaster oven, a characterful Butler sink, and provisions for a freestanding fridge/freezer. The central island unit, complete with a breakfast bar, creates the ideal setting for casual dining and morning coffee, while the adjoining dining space accommodates larger gatherings and formal entertaining with ease.

A cosy snug area, anchored by a charming brick-built fireplace, adds a further dimension to the main reception room space — perfect for quiet reading or intimate evenings. The adjacent utility room provides a practical solution for laundry needs and everyday storage, with a conveniently placed cloakroom.

At the front of the residence, the sitting room invites relaxation and entertaining. A large bay window frames views of the front garden and floods the room with natural light, while a brick-built fireplace with inset wood burner adds both visual warmth and a welcoming focal point.



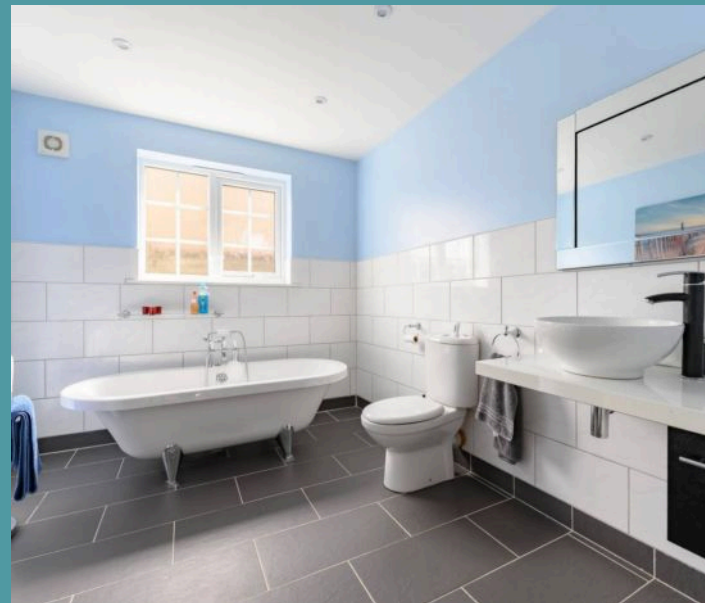
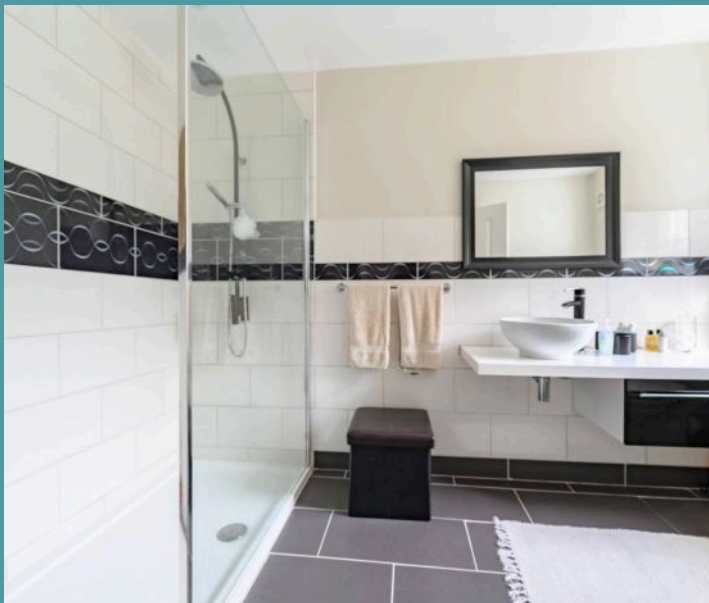


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The property comprises four double bedrooms, each designed with comfort and privacy in mind. Two of the bedrooms benefit from en-suite shower rooms, adding a luxury touch to your everyday routine. The fourth bedroom is a versatile space, equally suited as a home office, dressing room, or playroom, depending on your lifestyle needs. The family bathroom features a classic three-piece suite that includes a freestanding roll-top bath, WC, and washbasin.

Outside, the grounds are truly a highlight. Sweeping lawns extend around the home, framed by mature trees and tall hedgerows that provide privacy. A generously proportioned patio wraps around the rear of the home, offering an idyllic setting for al fresco dining, summer barbecues, or simply basking in the serenity of the rural landscape.



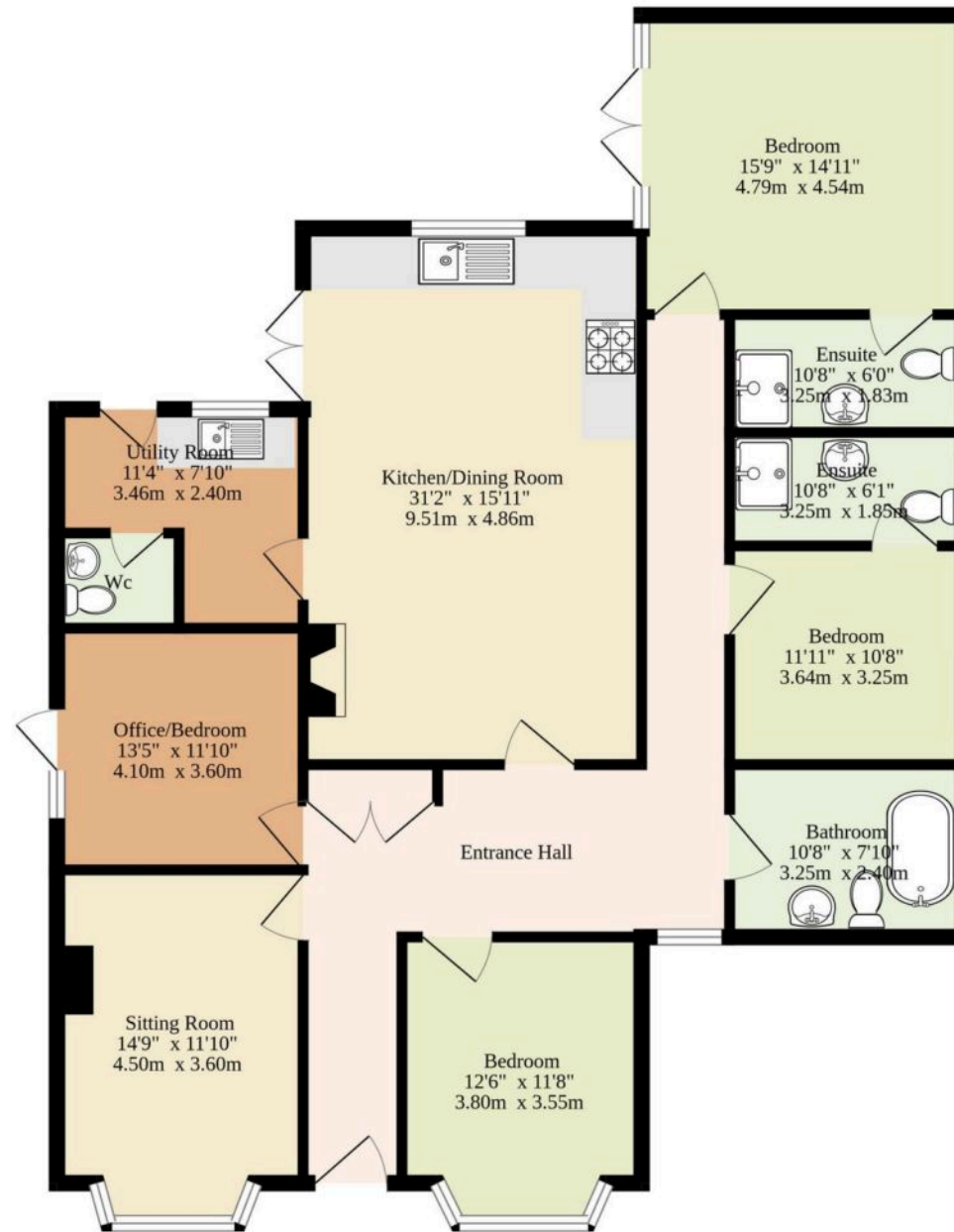


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Syleham, Eye

- Detached bungalow set on a generous plot of approximately three-quarters of an acre (stms), surrounded by open rolling countryside for uninterrupted scenic views
- Stylish open-plan kitchen and dining area featuring quality cabinetry, a Rangemaster oven, Butler sink, central island with breakfast bar, and space for a fridge/freezer
- Cosy snug area within the open-plan space, centred around a brick-built fireplace for added warmth and character
- Functional utility room and separate cloakroom providing essential day-to-day convenience
- Elegant sitting room with a bay window and wood-burning stove set in a brick fireplace, perfect for relaxation and entertaining
- Four well-proportioned bedrooms, two benefitting from private en-suite facilities
- Family bathroom showcasing a three-piece suite, including a roll-top bathtub
- Substantial rear garden with well-maintained lawns, mature hedging, tall trees, and a wraparound patio
- Shingled driveway offering ample off-road parking for multiple vehicles, ideal for family living or guests
- In close proximity to local amenities, including shops, schools, healthcare facilities and transport links

Ground Floor
1939 sq.ft. (180.1 sq.m.) approx.



TOTAL FLOOR AREA : 1939 sq.ft. (180.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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