



The Dragon House The Street, Horham

Eye



Minors & Brady

Dragon House stands as a rare testament to historic craftsmanship, its storied timbers and ancient brickwork steeped in nearly five centuries of English heritage. Once the beating heart of village life, this remarkable former inn now offers a grand tapestry of living, spacious, atmospheric, and endlessly versatile. Behind its ropework pargetting and oak-beamed façade lies a home of exceptional scale, where vaulted ceilings and vast fireplaces evoke a sense of history rarely encountered today. The interiors unfold through an impressive sequence of four reception rooms, each imbued with character and proportion befitting its Grade II listing. At the centre, the soaring kitchen with its galleried landing captures both drama and warmth, perfectly balancing age-old charm with modern livability. Upstairs, generous bedrooms reveal centuries-old craftsmanship in every beam, framing serene views across open countryside. The grounds, extending to around an acre (stms) are a tranquil sanctuary of sweeping lawns, mature trees, and an ornamental pond alive with reflection and light. A private drive leads to extensive outbuildings and a vast steel-framed warehouse—an extraordinary asset for business, leisure, or creative endeavour. Combining historic gravitas with boundless potential, Dragon House is not merely a home, but a landmark estate offering space, story, and stature in equal measure.





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The Location

Dragon House in the charming Suffolk village of Horham enjoys a peaceful rural setting, perfectly combining countryside living with easy access to nearby towns and cities. Tucked away amidst open fields and picturesque landscapes, the property is ideally positioned just a short drive from the A140, offering superb transport links both north and south. Norwich can be reached in around 40 minutes by car, while Ipswich lies approximately 50 minutes away. The larger market town of Diss is just 20 minutes from the property, providing a bustling high street, supermarkets, cafés, restaurants, leisure facilities, and a mainline railway station with direct services to London Liverpool Street in under 90 minutes, making Dragon House an ideal location for commuters seeking a rural retreat.

Horham itself offers a welcoming and active community, with a village hall, shop and a wealth of scenic countryside walks right on the doorstep. The nearby villages of Stradbroke, Eye, and Hoxne provide a wider range of everyday amenities. Stradbroke, in particular, is well-served with a Co-op supermarket, butcher, bakery, post office, library, swimming pool, sports centre, health centre, and both primary and secondary schools. The historic market town of Eye, less than 15 minutes away, offers additional shops, restaurants, a small hospital, and excellent schools, while Hoxne, famous for the discovery of the Hoxne Hoard, is home to a traditional village shop, local pub, and a strong sense of community.

For families, Dragon House and its surrounding villages offer a safe, friendly, and community-oriented environment, ideal for raising children. There are a range of educational options for all ages, from village primaries in Stradbroke, Laxfield, and Eye, to Stradbroke High School and Hartismere School in Eye, both of which are highly regarded. Further education is available in Diss and Ipswich, while the University of East Anglia in Norwich provides higher education within commuting distance.

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The Dragon House The Street

Horham, Eye

The Dragon House, The Street

Set in the heart of the picturesque and well-served village of Horham, Dragon House is an exceptional Grade II listed home offering a rare opportunity to combine characterful period living with substantial business potential. This remarkable property, dating back to circa 1525, was once the village inn and later served various community roles.

Today, it stands as an iconic landmark within the village, brimming with charm, craftsmanship, and immense versatility.

Stepping through the entrance, you are greeted by a wealth of original period details, exposed oak beams, timber framing, brick inglenook fireplaces, and even the distinctive ropework pargetting adorning the exterior plaster panels.

The accommodation is extensive, with four reception rooms on the ground floor, offering an adaptable layout ideal for both family life and working from home.

The sitting and living rooms are truly impressive, each featuring massive red brick fireplaces and deep timbered ceilings that speak to the building's Tudor heritage. The dining room, complete with an understair wine cellar, serves as a wonderful space for entertaining, while the garden room at the rear overlooks beautifully kept grounds, filling the space with natural light. A playroom or office provides flexibility for a home workspace or studio.



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At the heart of the home lies the vaulted kitchen, a dramatic space with a galleried landing above, perfectly blending rustic charm with modern family functionality. Completing the ground floor are a utility room, bathroom, and separate shower room, all conveniently positioned for everyday use.

Upstairs, a galleried landing leads to four double bedrooms, each displaying individual character through exposed timbers, vaulted ceilings, and period detailing. The principal bedroom enjoys views over the gardens and fields beyond, while another features a charming inglenook-style fireplace and an en suite cloakroom.

Outside, Dragon House opens onto well-maintained gardens and grounds approaching one acre (STS). Expansive lawns surround a large ornamental fish pond, bordered by mature trees and open fencing that reveals uninterrupted views over neighbouring fields.

A private driveway leads through double timber gates to a large parking area and an extensive range of outbuildings, including workshops, offices, and a substantial steel-framed warehouse. These versatile spaces have been instrumental in the current owners' long-running and successful business and would equally suit a range of commercial or creative pursuits, such as a home enterprise, studio complex, or conversion to holiday accommodation (subject to consent).

The property's location within Horham offers an enviable balance between rural tranquillity and convenience. The village boasts a shop, post box and church, while the nearby communities of Eye and Stradbroke provide a wider array of amenities. Excellent road links via the A140 and A14 ensure easy access to Diss, Norwich, Bury St Edmunds, and beyond.

Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

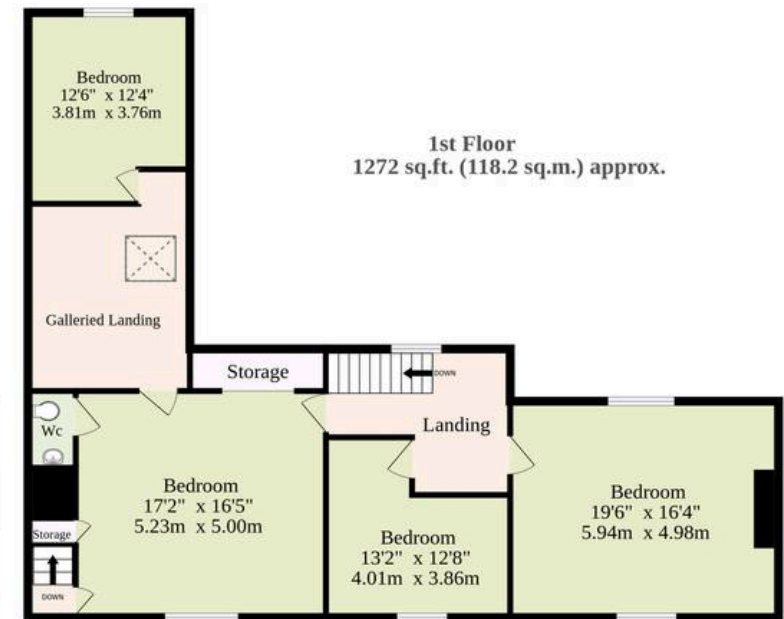
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The Dragon House The Street

- A rare example of craftsmanship featuring exposed oak beams, pargetting, and ancient brickwork
- Four versatile reception rooms offering over 5,000 sq ft of characterful accommodation in total
- Striking vaulted kitchen with galleried landing combining Tudor architecture with modern family living
- Four generous double bedrooms featuring exposed timbers, vaulted ceilings, and countryside views
- Magnificent inglenook fireplaces, timber framing, and ropework pargetting preserving authentic Tudor charm
- Approximately one acre (stms) of landscaped gardens with sweeping lawns, mature trees, and a large ornamental pond
- Extensive range of outbuildings, workshops, and a substantial steel-framed warehouse offering excellent business or creative potential (STP)
- Private gated driveway providing ample parking and secure access to the rear courtyard and outbuildings
- Peaceful village location in Horham with shop and scenic countryside walks close by
- Convenient transport links via the A140, with Diss (mainline to London), Norwich, and Ipswich all within easy reach





TOTAL FLOOR AREA : 2958 sq.ft. (274.8 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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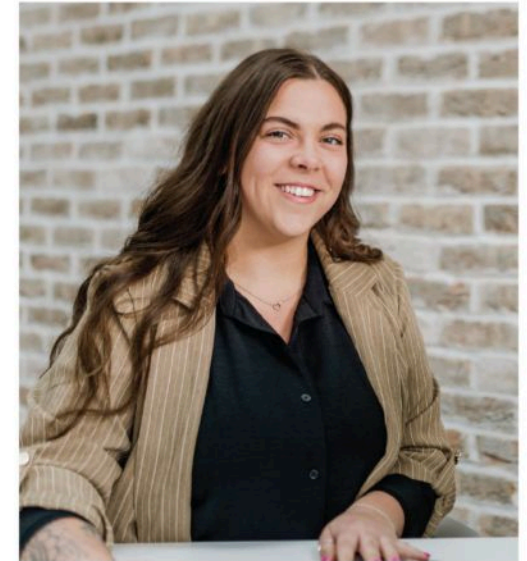
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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