



# Worlingworth Road, Wilby, Eye

Guide Price: £415,000



acorus®



**WORLINGWORTH ROAD,  
WILBY,  
EYE,  
IP21**

A well-presented three bedroom detached house with large garden, double garage, land, rear patio, outbuildings and parking located in a sought-after countryside location.

THIS PROPERTY IS SUBJECT TO AN  
AGRICULTURAL OCCUPANCY CONDITION  
(Please refer to this section in the details for further  
information).

FOR SALE BY PRIVATE TREATY  
Freehold with vacant possession on completion

FOR SALE BY PRIVATE TREATY / FREEHOLD  
WITH VACANT POSSESSION ON COMPLETION

**Guide Price: £415,000**

REF: C391

These particulars give only a general outline and your attention  
is drawn to the important notice printed within them.







## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

The property is located in a rural location, in the village of Wilby

## DESCRIPTION

A well-presented three-bedroom house, with large garden, double garage, set in approximately 2.0 acres (STS).

## ACCOMMODATION

### Ground Floor

The accommodation comprises;

Front Door leading to Hallway, with built in storage cupboard and rooms to;

#### Kitchen/Diner - 5.15m x 3.38m

- Window to rear & front
- Fitted units throughout
- Range of Worktops
- Tiled Floor

#### Utility room - 3.38m x 1.76m

- Rear door, with access to outside
- Built in units with sink

## ACCOMMODATION

Living room - 5.16m x 3.33m

- French doors to conservatory
- Windows to front
- Log burner
- Door to hall

Conservatory

- French doors to Garden
- Double Glazed wooden units
- Brick Lower walls
- Tiled Floor

### First Floor

Bedroom one

- Double sized room
- Window to front of property

Bedroom two

- Double sized room
- Window to front of property

Bedroom three

- Single Sized Room
- Window to rear of property

Bathroom

- Bath with overhead shower
- W/C & Basin
- Electric heated towel rail

## OUTSIDE

The house is approached via a private driveway with large garden, to both the front and rear comprising lawn.

Approximately 2.0 acres in total

A double Garage building, with large rear garden including a patio, greenhouse and 2 wooden sheds.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

## AGRICULTURAL OCCUPANCY CONDITION

Planning permission for the property was granted in 1973 subject to a number of conditions, one of which was an Agricultural Occupancy Condition.

Condition two states:-

‘The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agricultural as defined in section 290(1) of the Town and Country Planning Act 1971, or in forestry, or a dependant of such a person residing with him (but including widow or widower of such a person)’.

## UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

## SERVICES (not tested)

The property is provided with mains water and electricity.  
Drainage is to a septic tank.  
Central heating is provided by a oil fired boiler.

## LOCAL AUTHORITY

Mid Suffolk District council

Council Tax Band D.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ENERGY PERFORMANCE RATING:

EPC Rating: C

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

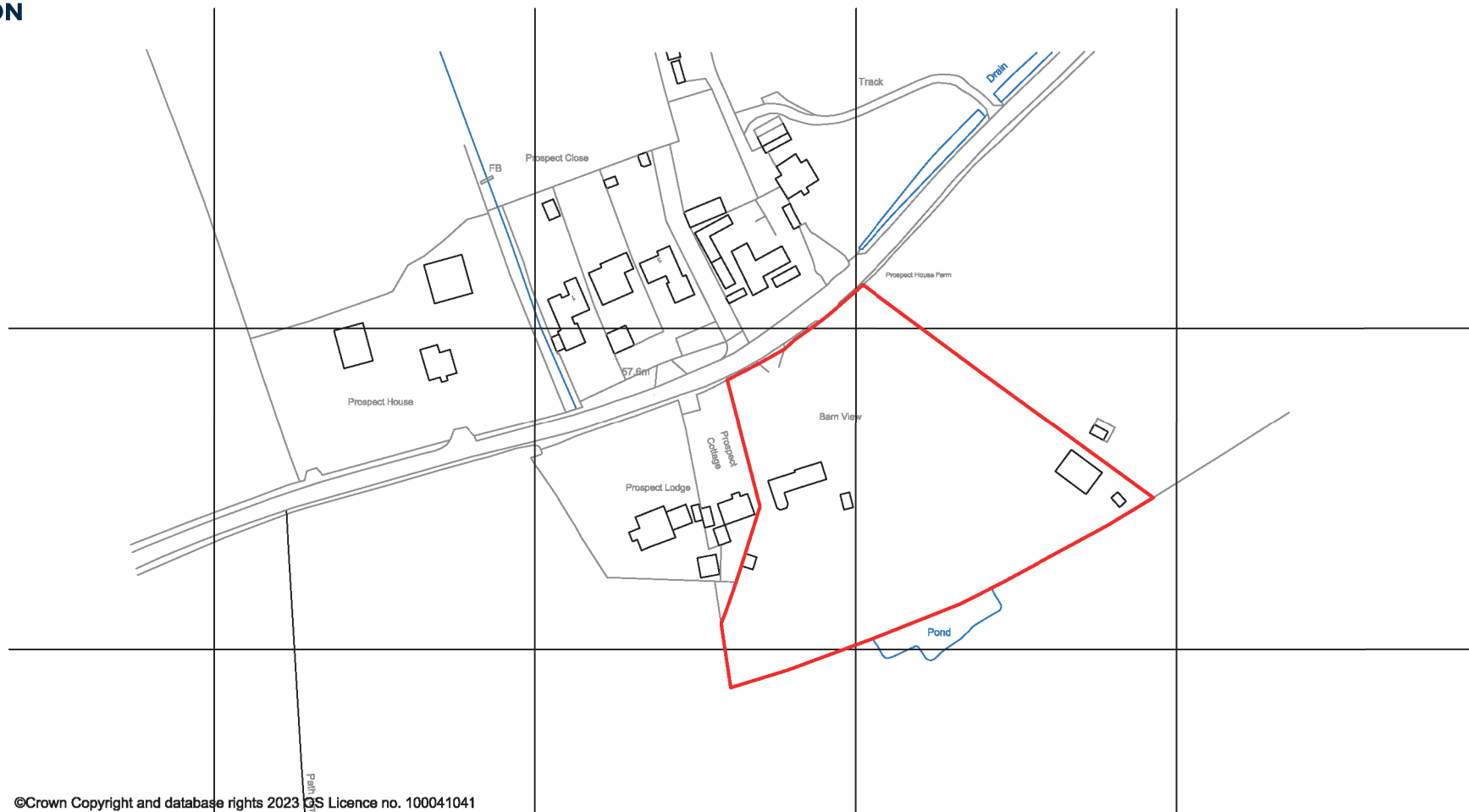
## VIEWING

Strictly by appointment with the selling agent Acorus.





## SITE LOCATION



© Crown Copyright and database rights 2023 OS Licence no. 100041041

### IMPORTANT NOTICE

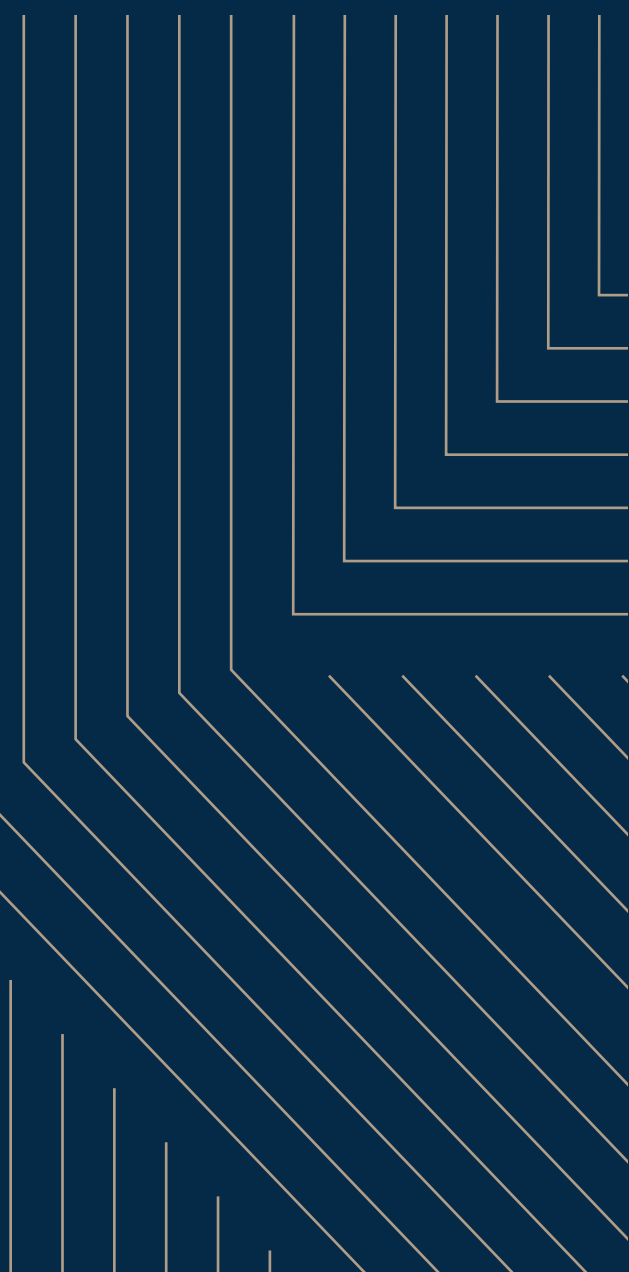
Acorus Rural Property Services Ltd for themselves and for the Vendors/Lessors of this property give notice that:

1. These particulars are set out in general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer of contract. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers/lessees should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each item. 3. No person in the employ of Acorus Rural Property Services Ltd has any authority to neither make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of Acorus Rural Property Services Ltd, nor to any contract on behalf of the vendors/lessors. 4. No responsibility is taken by Acorus Rural Property Services Ltd for any error, omission or misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers/lessees in inspecting the property, making further enquiries or submitting offers for the property. 6. All prices are quoted subject to contract and exclusive of VAT where relevant, except where otherwise stated. 7. In the case of agricultural property, intending purchasers/lessees should make their own independent enquiries in terms of eligibility for any entitlement schemes associated with the land being sold or leased. 8. The property is sold subject to and with the benefit of existing rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements, quasi easements, covenants and restrictive covenants whether referred to in these particulars or not. 9. Acorus Rural Property Services Ltd is registered in England at Agriculture House, Stoneleigh Park, Kenilworth, England, CV8 2TZ. Registration number 04514547.

### MONEY LAUNDERING

Please note in line with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Acorus Rural Property Services Ltd are required to carry out Customer Due Diligence checks on parties to a property transaction, including proof of identity and identifying sources of funds.

© COPYRIGHT LICENCE 100039456



**acorus<sup>®</sup>**

[www.acorus.co.uk](http://www.acorus.co.uk)