

*A highly impressive former farmhouse with five en-suite bedrooms and an independent annexe, situated in a pleasant rural location on the edge of Parham, near Framlingham.*

Guide Price  
£1,300,000 Freehold  
Ref: P7569/C

Botany Farm House  
Silverlace Green  
Parham  
Suffolk  
IP13 9AD



Kitchen/breakfast room, garden room, utility room, pantry, cloakroom, sitting room, dining room and wine room. Principal bedroom with en-suite dressing room and bathroom. Two further first floor double bedrooms, both with en-suite shower rooms. Two second floor double bedrooms with en-suites. Annexe with sitting room, kitchen, bathroom, bedroom and dressing area. Double bay cartlodge with adjoining garage and cloakroom. Garden office and stores. In all, 1.6 acres.

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## Location

Botany Farm House is located a short distance from the centre of Parham. The village lies between Framlingham and Wickham Market with Framlingham perhaps being best known for its historic castle and highly regarded schools in both the state and private sector. There are a number of businesses and facilities such as cafes, restaurants, hairdressers, travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the market hill are a number of other businesses providing day-to-day services including pubs, vets and a medical centre. The Heritage Coast is just a short drive away offering picturesque beaches, sailing facilities, stunning forest walks, cycle rides and popular public houses. The famous Snape Maltings Concert Hall is within easy reach (8 miles) and there is also bird watching at the RSPB centre at Minsmere (15 miles). For the commuter, Parham offers good road links via the A12 and a nearby railway station located at Campsea Ashe, near Wickham Market, with regular trains to London's Liverpool Street Station via Ipswich.

## Description

Botany Farm House is a Grade II Listed timber frame dwelling with rendered elevations under a tiled roof. The core of the house is believed to date from the late 16th century. Throughout the dwelling are an abundance of attractive period features which mix well with the sympathetic modernisation works that have been undertaken in recent years. The house is now presented to a particularly high standard. As well as the dwelling itself, there is a separate annexe - referred to as 'The Barn'. This is of brick and flint construction under a tiled roof and which has scope to be used as overflow living accommodation or as a potential holiday let. There is also a double bay cartlodge and adjoining garage as well as a cloakroom and an excellent garden office which overlooks fields.

Accessing the house from the rear, the main door leads to a hallway/boot room. This opens to the kitchen which is fitted with a stylish range of bespoke low-level wall units made by Anglia Factors. These include marble worktops and a double butler sink. As well as an electric range cooker with an induction hob above, there are two substantial Fisher and Paykel fridge freezers. In addition is a kitchen island with breakfast bar that has drawers and cupboards. The kitchen has exposed timbers, a window to the front of the property and travertine tile flooring which continues through to the garden room. The garden room has wall to wall south-east facing windows and French doors opening up to the patio and garden. There is recessed spotlighting, feature radiators and an inset electric fire. From the kitchen, stairs rise to the first floor landing. A door opens to the sitting room and a further door opens to the inner lobby. Off this is a pantry with low-level wall units and fitted shelves, a cloakroom with WC, handwash basin, stone worktop, fitted cupboards and feature radiator. Adjacent is a utility room with low-level wall units and a timber work surface with a one and a half bowl ceramic sink. It has travertine tile flooring, windows to the side and front and a door to the exterior.

The dual aspect sitting room is particularly well proportioned and contains an exposed brick wall with Inglenook fireplace which is home to a woodburning stove with bressummer beam above. In addition is a bow window with seat. Folding doors provide access to the dual aspect dining room. This has a window to the front of the property and French doors flanked on both sides by windows leading out to the rear patio. There is a door that leads to a wine room that has fitted cupboards with wine racks, a drinks fridge along with windows to the side and rear of the property. In addition is an impressive circular wine cellar with racking.

On the first floor landing are stairs leading up to the second floor and fitted cupboards and windows overlooking the rear garden. Doors lead to the three first floor bedrooms including the principal bedroom. This vast dual aspect room has windows to the front and rear of the property as well as a brick fireplace with cast iron fire and also exposed timbers. A door opens to a dressing room which has a vanity unit with fitted wardrobe, drawers and an eaves storage cupboard. There is access to a superb en-suite bathroom. This is dual aspect and has a feature redbrick wall at one end as well as tiled flooring, walls and wood panelling. As well as a feature roll edge bath with adjacent inset lighting, there is a walk-in shower unit with drencher head, WC and an inset sink with cupboards below. Bedroom two is a double bedroom with window to the front of the property. Adjacent is a cleverly fitted en-suite shower room with WC, handwash basin and shower unit. Bedroom three is a dual aspect double bedroom with window to the front and side of the property. This has an en-suite shower room with WC, handwash basin and shower.



From the second floor landing is access to bedrooms four and five and also a plant room which contains the hot water cylinder. Bedroom four is a good size double and has a gable end window and exposed timbers. Adjacent is an en-suite bathroom with WC, handwash basin, built-in cupboards and bath with shower attachment and contemporary glazed screen. The fifth bedroom is a further double bedroom with gable end window with part vaulted ceiling and exposed timbers. This has an en-suite shower with mood lighting, WC, handwash basin and shower.

Accessed independently of the house with its own drive and parking area is the annexe which has a garden and patio area. Referred to as The Barn, this is of brick and flint construction under a tiled roof. Internally, it has a sitting room with windows to the front and rear, and stairs leading to the first floor. Off this is a kitchen with wall units and electric oven with halogen hob and extractor fan along with a one and a half bowl sink. There is space and plumbing for a washing machine and fridge freezer. Off this is a wet room with shower, WC and handwash basin. On the first floor is a bedroom with a Velux window overlooking the rear garden and a dressing area. The Annexe has electric heating. It has the same services as the main house but there is a sub-meter for electricity if required.

## Outside

Accessed from the main drive, upon which a neighbouring farm with its cottages has a right of way, is a substantial parking area adjacent to which is a brick and timber framed double cartlodge under a tiled roof. The cartlodge measures approximately 23'4 x 18'1. Adjacent is a garage measuring 18'1 x 11'5 and this has a remote controlled roller shutter door to the front. Adjoining this is a "gardeners loo" which has a WC, handwash basin and storage cupboard. It has an independent electric hot water system that also provides a hot water tap for the outside for the washing of cars, dogs etc.

There are gardens to the front of the house which are laid to grass and contain two ponds which are enclosed by trees. Adjacent to the rear of the house which faces south-east, is a substantial sandstone patio area beyond which is a pond. Adjacent to the patio is a brick built store shed along with a loggia/bar area. The gardens beyond the patio/pond are laid to grass and contain beds and trees. Within the garden is an office which could have a number of uses such as a gym or teenagers den. This measures approximately 25'3 x 11'2. It has windows overlooking an adjacent field and has electric heating and wired internet connection. To the front of it is a patio.

In total, the grounds extend to approximately 1.6 acres.





































## THE ANNEXE

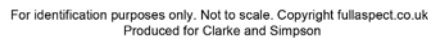




## THE OFFICE





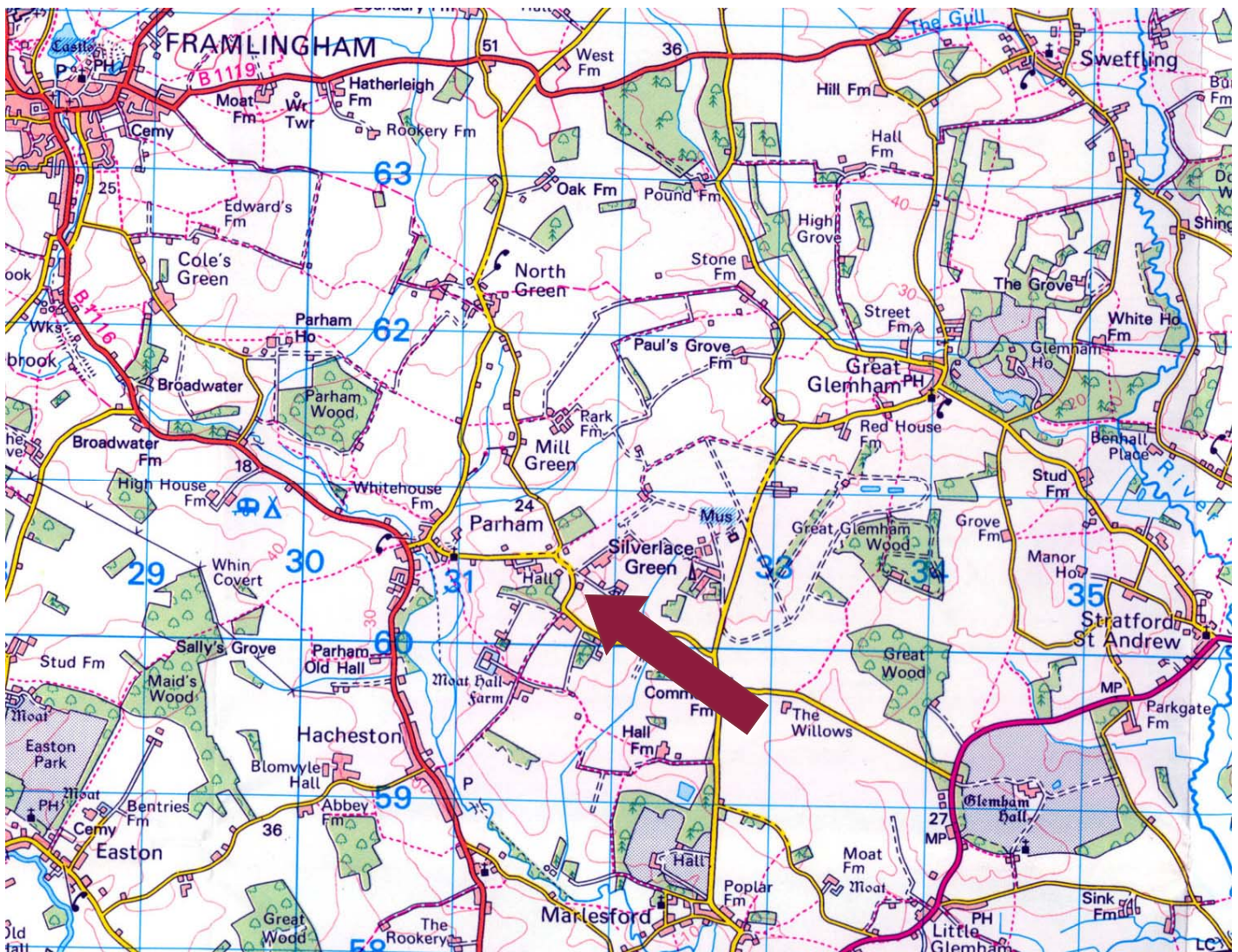


*July 2025*

## Directions

From Framlingham head towards Wickham Market on the B1116. In Parham take the road on the left and bear right. Pass Parham Hall on the right and Botany Farm House will be found a short way along on the left.

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