

*A spacious farmhouse with substantial buildings and separate annexe, with grounds of over 12 acres and in walking distance of Stradbroke.*

Guide Price  
£995,000 Freehold  
Ref: P7414/C

Valley Farm  
New Street  
Stradbroke  
Suffolk  
IP21 5JL



**House** - Entrance hall, drawing room, sitting room, dining room, kitchen, study, utility room, garden room and cloakroom. Five first floor bedrooms. Bedroom one with en-suite. Family bathroom.

**Cottage** - Sitting/dining room, kitchen, two bedrooms and shower room.

Parking for a number of vehicles. Suffolk barns and cart lodges. Formal gardens, grounds and woodland which in all extend to over 12 acres.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Valley Farm is situated in a sought after rural location on the edge of the village of Stradbroke and within walking distance of the centre which is approximately a mile. Stradbroke offers local shops and services including a Spar convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children's play areas, hairdressing salon, antique shop, dog grooming parlour, library/Post Office, two public houses, Church of England VC Primary School and High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village and is visible for miles around. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies about 10.5 miles to the north-west of the property. From here there are direct trains to Norwich and London's Liverpool Street. Framlingham, with its medieval castle, is approximately 11 miles to the south, and the Heritage Coast, with the popular centres of Southwold, Walberswick and Dunwich, are about 18 miles to the east. The county town of Ipswich lies about 25 miles to the south, and Norwich is about 29 miles to the north.

## Description

Valley Farmhouse is a Grade II Listed house believed to date from the 16th Century that is predominantly of timber framed construction with rendered elevations under a tiled roof. It has been extended and now offers spacious accommodation over 3300 sq feet. Of particular note are the drawing room and sitting room which have exposed beams and studwork as well as inglenook fireplaces that are home to wood burning stoves.

A front door provides access to the hallway, off which is the drawing room and also the sitting room. From here there are stairs to the first floor landing, access to the inner hallway and also to the dining room. This 18'5 x 15' room is dual aspect and has views over the front drive and garden. Off the hallway is a cloak cupboard, cloakroom with WC, an exterior door and access to the study, off which is a spacious utility room. Also off the hallway is the kitchen which is fitted with solid wood high and low level units and has an integrated dishwasher and fridge. There is space for an electric range cooker with bottled gas hob above. From the kitchen is access to the garden room which is of UPVC construction and enjoys views over the rear garden.

From the sitting room, stairs rise to the first floor landing that has views over the historic timber framed Suffolk barn. From this, doors lead off to the five bedrooms, all of which can be used as doubles. The principal bedroom, which has impressive exposed timbers, has an en-suite shower room. In addition is a bathroom. A hatch from the landing has a pull down ladder to the attic space which makes for excellent storage.

## Outside

The property is approached from the road by a private drive that serves Valley Farm, the adjacent dwellings and a mechanics workshop. The main driveway for the farmhouse spurs off to the right and is bordered on both sides by mature trees and lawns. It leads to an extensive front shingle parking area adjacent to which is the cottage. Here there is also a garage. To the rear of the farmhouse is a further large parking area and superb timber framed Suffolk barn which is weatherboarded and has a clay pan tiled roof. This has scope for a number of uses such as a party barn or home office but also just as storage/garaging.

Beyond the Suffolk barn are a range of useful cart lodges, three of which have been constructed in recent years. In addition is a further barn. The grounds surround the house and as well as the more formal areas that are laid to grass and contain mature trees, are flower beds and a pond. Beyond this is woodland. In all, the grounds extend to approximately 12.8 acres.

Within the gardens is an annexe known as The Cottage. This is a mobile home that has been in situ since the mid 1990s. It benefits from a kitchen, sitting/dining room, two bedrooms and a shower room. It is served by its own central heating system. This was originally put in place for a dependent family member and was then used for holiday lets.

# THE HOUSE









# THE COTTAGE















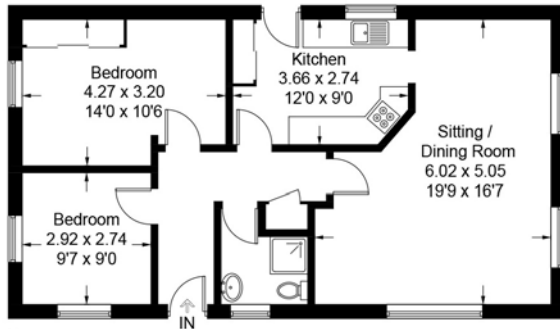


# Valley Farm, Stradbroke

Approximate Gross Internal Area = 314.4 sq m / 3384 sq ft

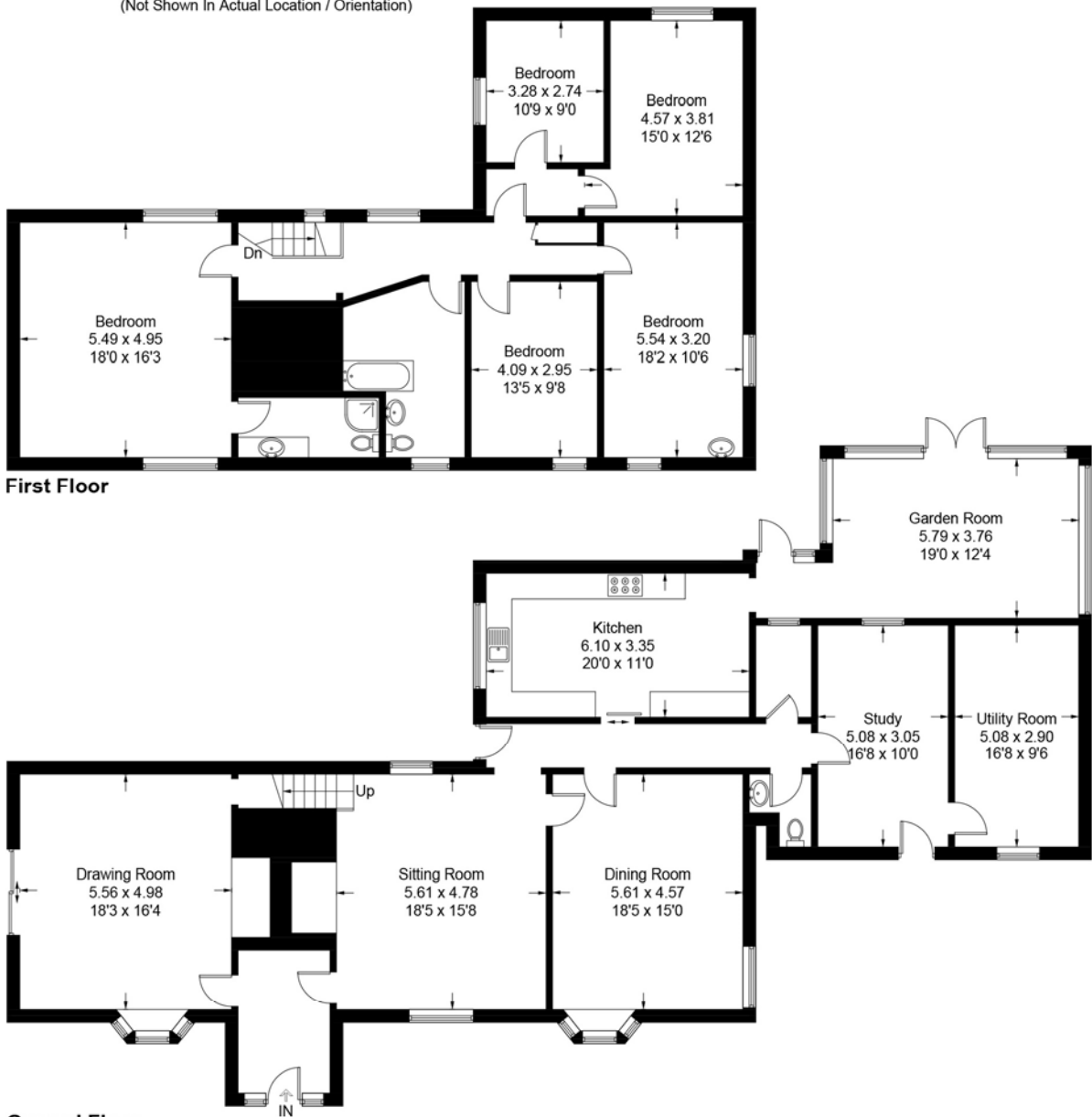
Outbuilding = 69.2 sq m / 745 sq ft

Total = 383.6 sq m / 4129 sq ft



**Annexe**

(Not Shown In Actual Location / Orientation)



**First Floor**

**Ground Floor**



*Viewing* Strictly by appointment with the agent.

*Services* Mains water. Mains electricity - separate mains supply for the house and cottage. Oil fired central heating system for the house with propane gas for the cottage. Single private drainage system (whilst the vendors have informed the agents that this works in a satisfactory manner, it may not comply with the new regulations and a buyer should budget to install a new sewage treatment plant. The cost of this has been taken into account within the guide price.)

*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>

*EPC* Rating = Exempt as it is a listed property.

*Council Tax* Band G; £3,488.33 payable per annum 2024/2025

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;  
Tel: 0300 1234000

#### **NOTES**

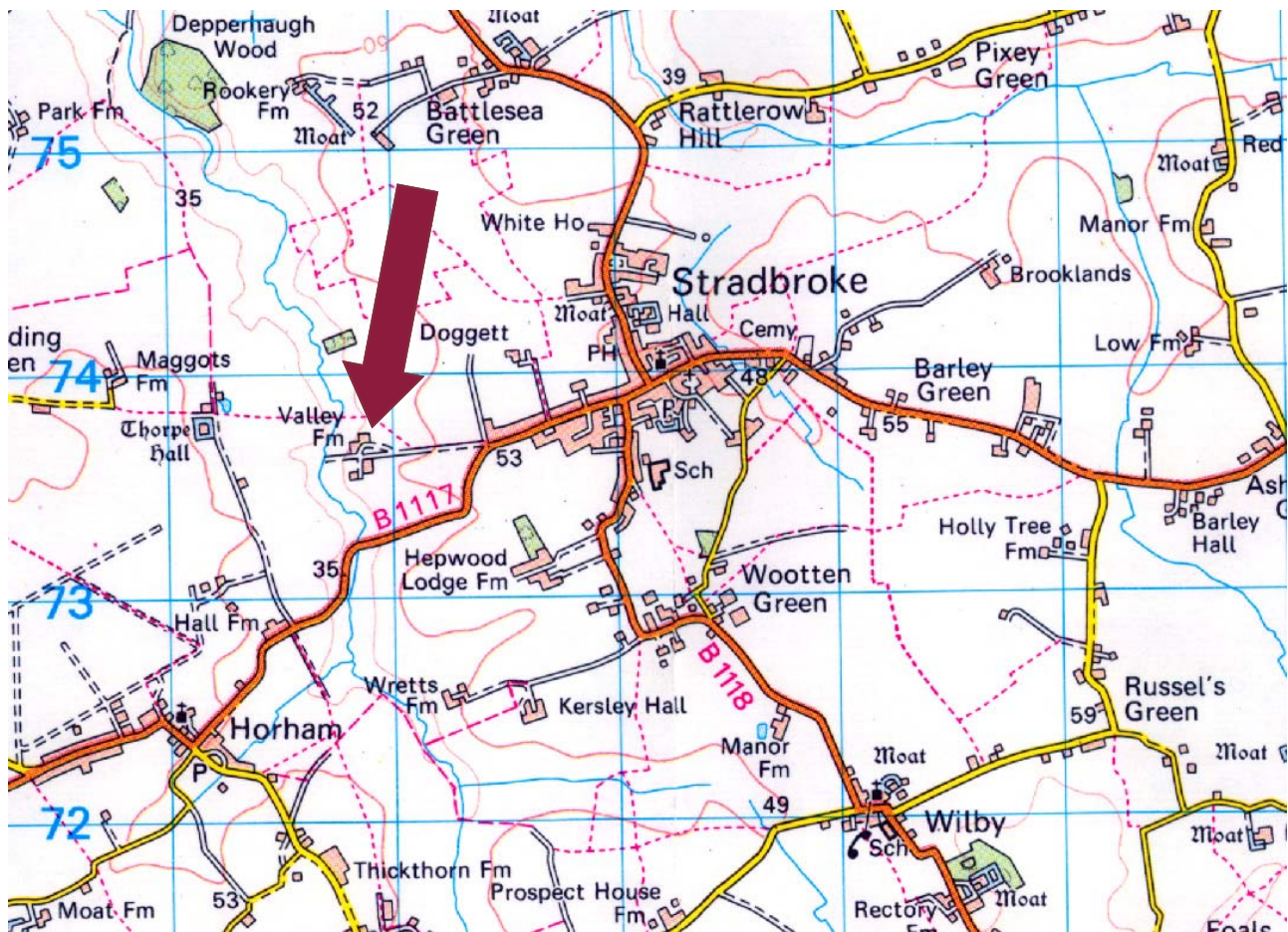
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars 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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. The sellers have informed the agents that the drive from the highway is owned by Valley Farm. All users/owners pay one fifth of the cost of maintenance of the main drive.
5. A public footpath runs along the driveway and southern side of the property.

*September 2024*

## Directions

Approaching Stradbroke from the south, pass the Ivy House public house on the right. At the T-junction, turn left as if leaving Stradbroke. As you go out of the village, bear right onto the private drive which leads to Valley Farm which will be found at the end of the drive on the right hand side.

For those using the What3Words app: [///share.shrug.spreads](https://share.shrug.spreads)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.