



London Road | Shadingfield | NR34 8DF

Price Guide £1,350,000

twgaze

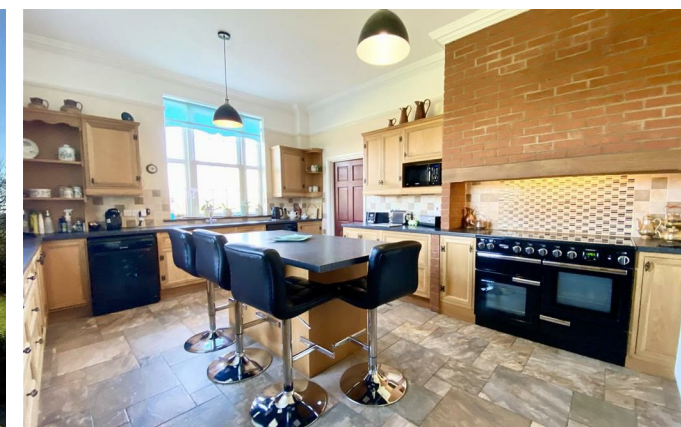
London Road | Shadingfield | NR34 8DF Price Guide £1,350,000

Impressive five bedroom detached Georgian style property set in around 13 acres with paddocks all weather manège, large stable range, swimming pool complex with room above and Farm Shop

- Contemporary five-bedroom farmhouse with spacious accommodation
- Grounds extend to approximately 13 acres
- Detached swimming pool complex with a room above
- The Shop, Equestrian Centre, Farm Shop and Swimming Pool Complex are currently leased out and generating an income for the owners - **Further information available from the agents**
- Four of the five bedrooms have en-suite facilities; the master bedroom includes a dressing room
- Paddocks, including a 7.9-acre main paddock with post-and-rail fencing and an all-weather manège
- Large farm building (~7,500 sq. ft.) with storage and ten stable boxes (lighting & water supply)

Location

North Green Farmhouse enjoys a prime location in East Anglia, close to the Suffolk Heritage Coast and the picturesque coastal towns of Southwold, Walberswick, and Aldeburgh. Positioned just south of the Waveney Valley and near the village of Brampton, it sits conveniently between the market towns of Beccles and Halesworth, both around six miles away, offering a range of shops and services. For more extensive amenities, the county town of Ipswich and the historic city of Norwich are within easy reach. The surrounding area is known for its scenic countryside and outdoor activities, including sailing, golf, birdwatching, walking, cycling, and horse riding. The region also boasts stunning beaches at Southwold, Walberswick, and Dunwich. Transport links are excellent, with the A12 providing access to London and connections to the Midlands via the A14. Rail services to London Liverpool Street run from nearby Brampton Station via Ipswich, with faster mainline options from Ipswich, Diss, and Norwich. Norwich Airport offers domestic and international flights.





Property

This stylish and spacious five-bedroom farmhouse built in a Georgian style with double glazed sash windows offers well-balanced accommodation across two floors. High ceilings, decorative corning, and period-style picture rails enhance the sense of character and space throughout the ground floor. The south-facing sitting room is bright and airy, featuring a wood burner and double doors opening onto a sunny south facing patio and a private garden. The dining room, accessible through panelled doors from the sitting room, has a fireplace and further doors leading to the rear garden. The kitchen, complete with a range cooker with an induction hob and sociable central island, sits next to the spacious dining room, while a separate family room offers additional living space. A side hallway from the main entrance leads to a study, utility room, and shower room. Upstairs, four of the five bedrooms have en-suite facilities, with the master bedroom also benefiting from a spacious dressing room.

Outside

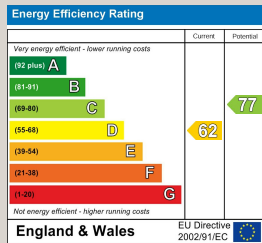
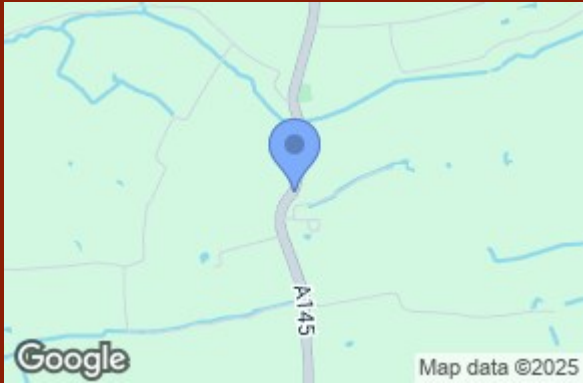
A private driveway leads to the farmhouse, passing a front paddock on one side and a collection of farm buildings. The driveway circles around a lawn with a mature oak tree at its centre. The gardens surrounding the house are mainly laid to lawn, with a variety of mature trees adding to the charm. A sunny sunken patio area bordered by a low wall leads down to well stocked decorative fish ponds, sits on the south side of the property, complemented by a useful summer house. To the north of the house, a detached building houses a swimming pool, with an additional room above. A substantial farm building, covering approximately 7,500 sq. ft., provides ample storage space and includes ten stable boxes with lighting and a water supply. The grounds, which extend to around 13 acres (subject to survey), include paddocks and an all-weather ménage within a main paddock area of about 7.9 acres, enclosed by post-and-rail fencing.

Services - The property is offered with mains electricity and water, private drainage which was installed in 2019 . Heating provided via a Bio-mass system.

How to get there W3W: /// ///responded.adding.both

Viewing Strictly by appointment with TW Gaze.

Freehold



10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk