



Newmans Hall Farm, Little Waldingfield,
£1,100,000



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- Substantial Country Home
- Situated on 2 Acres of Land (approx)
- Located in the Village of Little Waldingfield
 - Self-Contained Annexe
- Five Bedrooms & Five Bathrooms
 - Heated Indoor Pool
- Extensive Landscaped Grounds
- Business Available at Premises



Nestled in the charming village of Little Waldingfield, this stunning detached house offers a truly luxurious living experience. Boasting five reception rooms, there is ample space for entertaining guests or simply relaxing with family. With six generously sized bedrooms and six bathrooms, this property provides the perfect blend of comfort and convenience. The spacious layout allows for versatile living arrangements, catering to the needs of modern families.



Located in a sought-after area, this property combines the tranquillity of village life with easy access to nearby amenities. The picturesque surroundings of Little Waldingfield provide a peaceful retreat from the hustle and bustle of city living. With its detached structure, this house offers a sense of exclusivity and privacy that is hard to come by.





The Property

A substantial country house situated in the desirable village of Little Waldingfield, Sudbury.

Situated just outside the village, Newmans Hall was originally built in the 1960s and fully renovated and heavily extended in the late 1980s, providing the spacious accommodation now present. Positioned at the end of the 300ft grand entrance, the property is nestled amongst farmland and greenery, providing ultimate privacy from surrounding neighbours. Ample living accommodation is available in the main house, with the addition of further accommodation in the self-contained annexe.

Through the pillared main entrance, you are greeted with the spacious Entrance Hall benefiting from a downstairs cloakroom, pantry and shoe cupboard, leading round to the left of the property with doors to the Drawing Room, Dining Room, Kitchen and Study. The Kitchen/Breakfast room comprises an Aga, fully fitted kitchen overlooking the rear garden with space for dining and features a passage leading through to the Dining Room. Natural daylight floods the Garden room and boasts two sets of patio doors, two skylights and further floor to ceiling windows looking out onto the garden and patio.

The right wing of the property has a spacious double aspect drawing room benefits from large sliding doors leading out to the rear patio, original feature fireplace, as well as wooden arch doors leading through to the inner hall. There is a ground floor bedroom to the front of the property which can be accessed via the inner hall and has the additional bonus of a dressing room located next to the bedroom. The inner hall provides access to the ground floor shower room, plant room and the swimming pool. The Pool House boasts an 8.89m x 4.42m swimming pool with steps leading to the shallow end and cover provided. With four sets of sliding doors to the rear garden and skylights, further patio doors to the rear lead you through to the conservatory.

The left wing of the property takes you through the double doors to the study and boot room, which has a separate side entrance from the front of the property. Integral access to the double garage is provided via the boot room also. The Annexe has two entrances, one internally via the boot room and another externally to the left wing of the property. Comprising a fully fitted kitchen, separate snug, study hall taking you through to the bedroom with three-piece ensuite and spacious triple aspect living room.

First Floor accommodation provides four double bedrooms, each with their own bathroom, two ensembles and two separates. The master bedroom has a private dressing room off the bathroom and has direct access to the second landing on the right wing of the property.

The extensive grounds and gardens are approximately 3 acres and are laid mainly to lawn, bordered by mature trees and planting, with two paddocks at the front. A sweeping driveway to the front of the property affords ample parking for numerous vehicles, including two double garages fitted with electric up-and-over doors, power and lighting.

The Business

Highly successful Bed and Breakfast.

Newmans Hall has been running as a successful B&B for the last 21 years. Opening in 2003 and continuously ran by its' current owners, the visitors list is constantly growing. There are three rooms that are included in the B&B available to book, the Blue Room, Twin Room and Front Room, all with private bathrooms. As the business is already established, it could still be used to this effect by a new owner if they wished to do so. Guests also have access to the heated indoor pool and are free to roam the grounds.

The current booking system for individual stays is via the Eviivo Suite which lists on Booking.com and numerous other well-known booking platforms. There is over 250 4-5 star reviews and an average 8.8/10 rating of the Bed and Breakfast.



Location

Perfectly centrally placed Newmans Hall is situated approximately 15 miles equidistant from Colchester, Bury St. Edmunds and Stowmarket and within 20 miles of Braintree, Haverhill and Ipswich.



Little Waldingfield is a sought after residential village being located approximately half way between the thriving market town of Sudbury and the nearby spectacular medieval village of Lavenham (Sudbury 5 miles, Lavenham 4 miles). Sudbury is a thriving market town retaining a branch line railway station connecting with the mainline at Marks Tey, providing easy access to London Liverpool Street. The town also has an excellent range of facilities including Waitrose, Aldi, Tesco and Sainsburys, it retains a twice weekly market and a good selection of shops, restaurants etc. Lavenham is a spectacular village containing probably the largest selection of medieval timber framed properties in the country and has an excellent range of facilities including doctors, primary school, chemist, butcher, baker, supermarkets, a range of other retails outlets, coffee shops and an excellent selection of pubs and restaurants and is one of the most sought after residential locations in the region.



Agents Note

Services

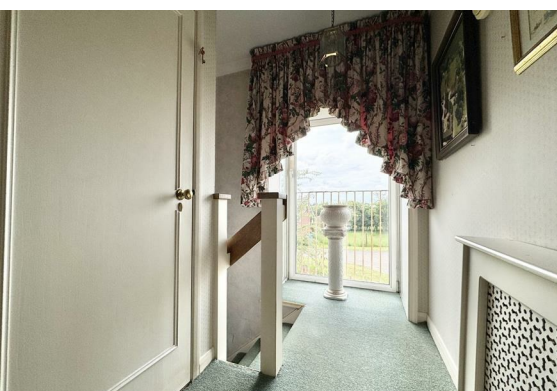
- Electric - 8KW Solar Panels at the property
- Council Tax - Annexe (Band A)
- Water - non metered - £500 PA approx
- Private Sewerage via Septic Tank - weepage drain in place

Additional Information

- Main House Council Tax - £3,000 PA (£250/m)
- Telephone Charges - £17 PCM
- Oil Boiler - 1000 Gallon Tank
- Cavity Wall insulation present
- Gutters & Bargeboards replaced in the last 2 years
- Pool (sand filter rebuilt in 2023)

Main House (Ground Floor)





Entrance Hall
33'7" x 18'0" (10.26m x 5.51m)

Cloakroom

Pantry

Drawing Room
22'11" x 21'10" (7.01m x 6.68m)

Dining Room
14'11" x 11'8" (4.57m x 3.56m)

Garden Room
10'5" x 10'2" (3.18m x 3.10m)

Kitchen/Breakfast Room
22'0" x 13'10" (6.71m x 4.22m)

Bedroom
11'3" x 11'1" (3.43m x 3.40m)

Dressing Room

Inner Hall

Plant Room
11'1" x 6'11" (3.38m x 2.11m)

Shower Room

Swimming Pool
39'9" x 28'2" (12.14m x 8.61m)

Conservatory
19'3" x 10'0" (5.89m x 3.05m)

Side Entrance/Inner Hall

Study
14'11" x 12'5" (4.55m x 3.81m)

Boiler Room

Boot Room

Annexe (Ground Floor)

Inner Hall

Kitchen

23'3" x 9'1" (7.11m x 2.79m)

Snug

14'2" x 9'1" (4.34m x 2.79m)

Study Hall

10'2" x 10'0" (3.12m x 3.05m)

Store

5'10" x 5'10" (1.80m x 1.80m)

Bedroom

10'9" x 9'10" (3.30m x 3.02m)

Ensuite

Living Room

25'5" x 25'5" (7.77m x 7.77m)



Main House (First Floor)

Landing

Master Bedroom

21'3" x 11'5" (6.48m x 3.48m)

Dressing Room

14'11" x 8'0" (4.55m x 2.44m)

Master Bathroom

11'3" x 11'1" (3.45m x 3.40m)

Second Landing

Store/Hot Water Cupboard

Bedroom Two

14'7" x 10'4" (4.47m x 3.15m)

Ensuite





Bedroom Three
14'11" x 11'10" (4.57m x 3.63m)

Ensuite

Bedroom Four
11'10" x 10'9" (3.61m x 3.30m)

Bathroom
6'7" x 6'7" (2.01m x 2.01m)

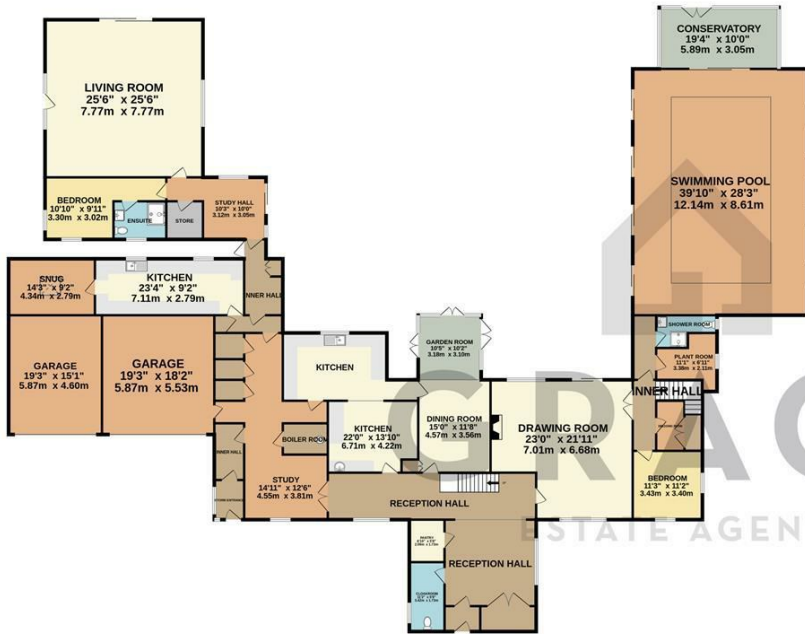








GROUND FLOOR
6018 sq.ft. (559.1 sq.m.) approx.

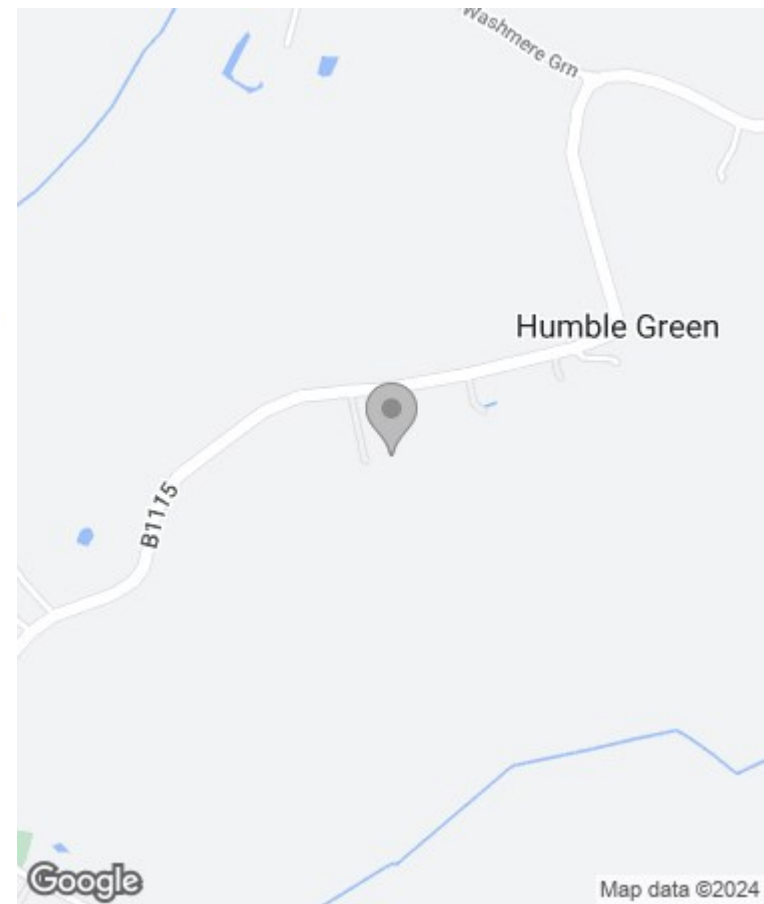


1ST FLOOR
1490 sq.ft. (138.4 sq.m.) approx.



TOTAL FLOOR AREA: 7507 sq.ft. (697.5 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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