



FROG HALL FARM

Aldham | Suffolk



Chapman Sticks





Chapman Stickels

A RENOVATED UNLISTED FARMHOUSE SET IN SOME 2.7 ACRES OF GARDENS AND GRAZING PADDOCKS TOGETHER WITH NUMEROUS OUTBUILDINGS AND A PART CONVERTED BARN

- Front porch • Hall & rear hall • Kitchen / breakfast room • Sitting room •
 - Dining room • Snug • Study / ground floor bedroom •
 - Ground floor shower room • Landing with seating area •
- Four further double bedrooms • Family bathroom • Three bay cart lodge garage •
 - Store • Barn / workshop • Outside office / study • Utility room • Cloakroom •
- Gardens and adjoining paddock of 1.5 acres • A further paddock of 1.19 acres •

Hadleigh – 3.5 miles / Ipswich – 8 miles / Manningtree 12 miles





The Property

Occupying a wonderfully secluded rural setting along a private farm track, Frog Hall Farm is an extended detached farmhouse which is believed to date from the 1920s. Covering some 2,400 sq.ft, the accommodation is particularly well-proportioned for a house of its ilk, whilst also providing an abundance natural light.

Within the last three years, the property has been meticulously modernised and cosmetically improved by the current owners, which includes replacement double glazed windows throughout, a new heating system, floor coverings and a tastefully modernised kitchen and bathrooms.

The house is chiefly accessed via the rear hall, where new limestone tiled flooring extends through to the front snug and into the triple aspect kitchen / breakfast room, which has been fitted with quartz worksurfaces with an inset twin butlers sink and an extensive range of matching cupboards and drawers. Integral appliances include a 'Smeg' cooker range and induction hob, wine cooler, dishwasher, and fridge freezer.

The remaining twin aspect reception rooms all give delightful views over the gardens, paddocks and adjacent farmland which surround the property on three sides.

The first floor offers a spacious and welcoming landing with a rear seating area which could be straightforwardly partitioned to provide a further bedroom or bathroom. Similarly to the ground floor, all four double bedrooms and the family bathroom offer wonderful views over the grounds and surrounding farmland.

Outside, the house is set to the north-eastern corner of its principal 1.5 acre plot comprising a rear yard and an adjacent lawn which extends to the west and south. A raised patio set immediately to the rear of the house gives access to the formal dining room and breakfast room. The far western section consists of a grazing paddock with a vegetable garden that are defined by recent post and rail fencing with established field hedges and trees.

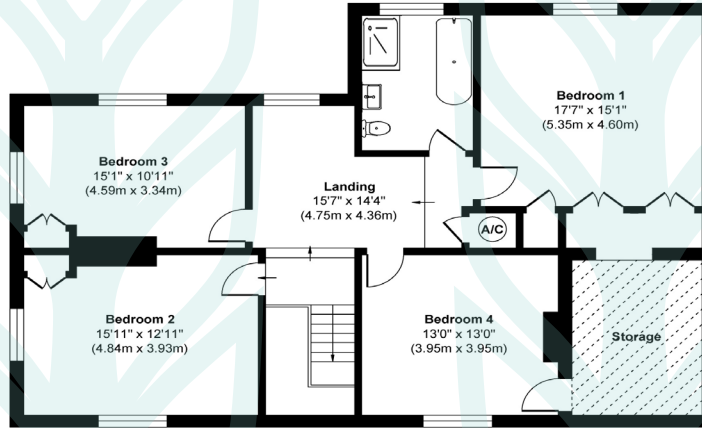
A range of outbuildings to the northern boundary include a three-bay cart lodge garage and a store. An adjoining timber frame barn / workshop provides ample storage, where the eastern section has been recently converted into further ancillary accommodation comprising a study, utility / laundry room and cloakroom.

To the opposite side of the private access track is a further grazing paddock with a small copse to its northern end, which in all provides an additional 1.19 acres. Again, the boundaries are clearly defined by established field hedges and recent stock proof post and rail fencing.

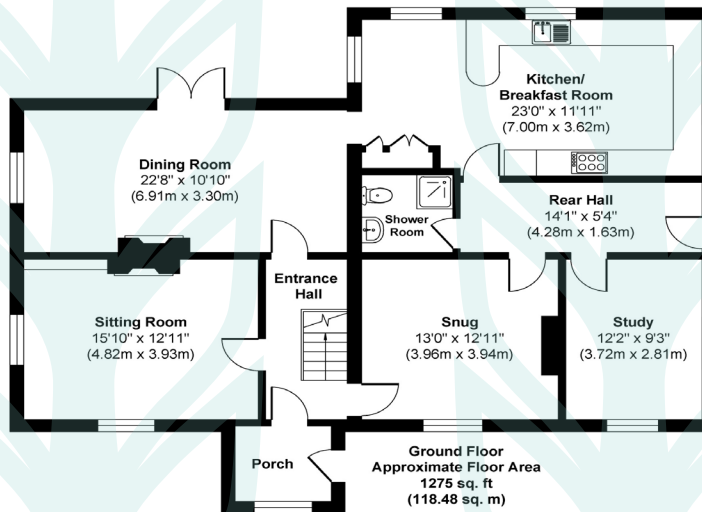




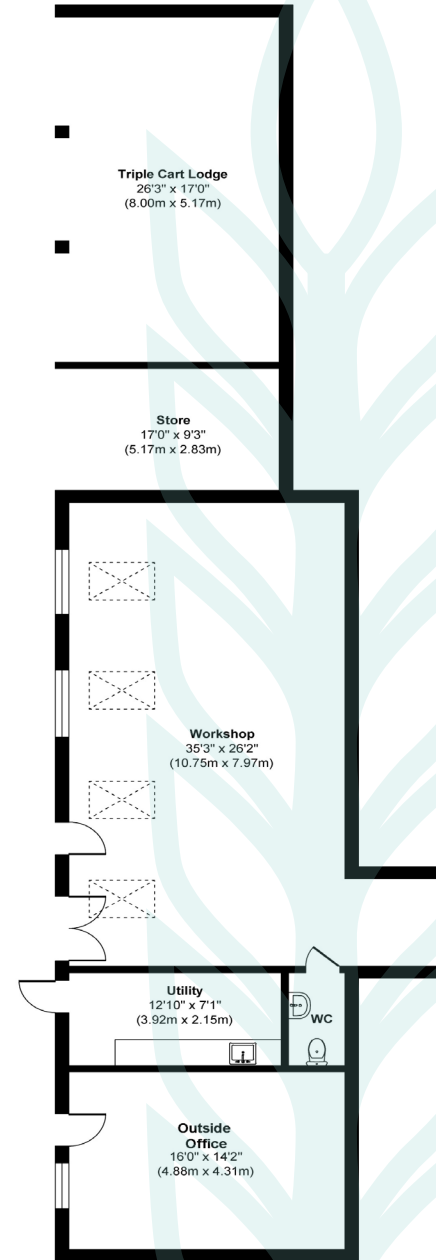
Frog Hall Farm, The Street, Aldham, IP7 6NH



First Floor
Approximate Floor Area
1111 sq. ft
(103.26 sq. m)



Ground Floor
Approximate Floor Area
1275 sq. ft
(118.48 sq. m)



Outbuilding/Cart Lodge
Approximate Floor Area
1624 sq. ft
(150.90 sq. m)

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Approx. Gross Internal Floor Area 2386 sq. ft / 221.74 sq. m

Approx. Gross Internal Outbuilding & Cart Lodge Area 1624 sq. ft / 150.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

