



# SAMSONS LODGE

Aldham Tye | Suffolk



Chapman Stickels





## Chapman Stickels

A SUBSTANTIAL UNLISTED HOUSE DATING TO AROUND 1600 TOGETHER WITH 2.06 ACRES OF GARDENS AND NUMEROUS BRICK AND TILE OUTBUILDINGS

- Hall • Reception hall • Drawing room • Kitchen / Breakfast room • Snug •
  - Dining room • Utility room with pantry • Principal bedroom suite •
    - Five further bedrooms • Two family bathrooms •
- Detached barn with mezzanine floor • Office • Further outbuildings •
  - Gardens • In all 2.06 acres •

Hadleigh – 2 miles  
Ipswich – 11 miles  
Manningtree 12 miles





### The Property

Occupying a prominent position in the rural parish of Aldham Tye, Samsons Lodge once formed a row of terraced houses, which were subsequently adapted and extended into one dwelling, totalling in excess of 3,600sq.ft. One of the most notable features of the house is the extensive range of windows, all of which have been replaced by the current owners. Internally the accommodation displays a mix of imposing 19th century alterations, whilst numerous original features remain which include extensive wall and ceiling beams and former diamond mullion windows to the first floor.

To the northern end of the house is the full-width kitchen / breakfast room which is comprehensively fitted with numerous cupboards, drawers and integral appliances which includes a Rangemaster gas hob and oven. An oak worksurface is fitted on two walls which also includes a central work 'island' with further storage under.

In addition to two rear hallways with each having respective cloakrooms and ample storage cupboards, the ground floor comprises three well-proportioned reception rooms, all of which provide working fireplaces. To the southern end of the house is a utility / laundry room with further worksurfaces and an adjoining pantry / store.

Accessed via a central landing with two separate stairs, five of the six bedrooms are to the front which all enjoy a westerly aspect over the walled part of the garden. Bedroom one is twin aspect giving further rural views, with walk-in wardrobes and a corner ensuite shower room. All other bedrooms are served by a family bathroom and an additional shower room.

Outside, the property is approached via two shingle driveways; the main is accessed via the Whatfield Road which leads to the central parking area defined by the outbuildings. A further driveway is to the north, which is accessed via a minor country lane.

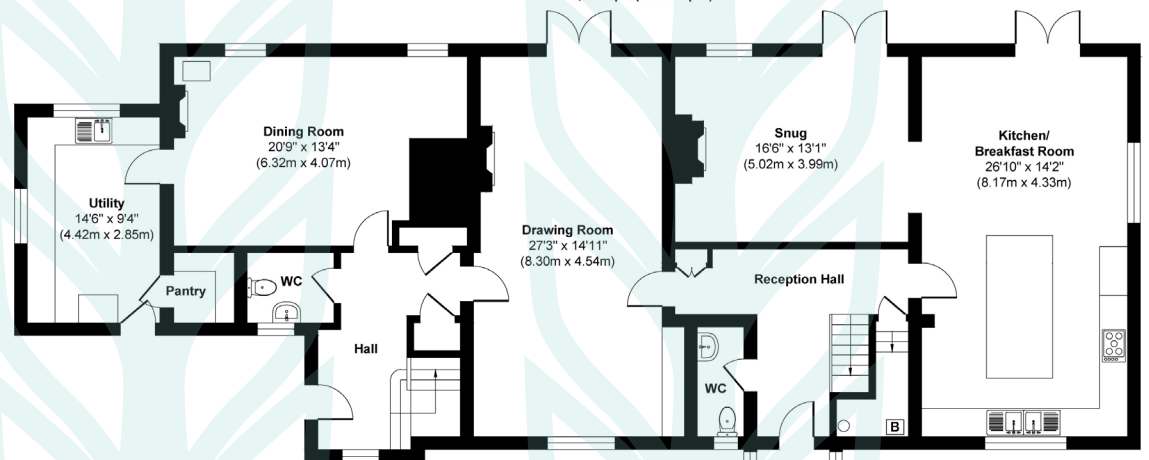
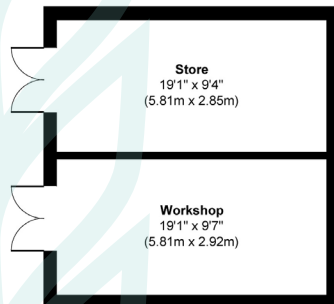
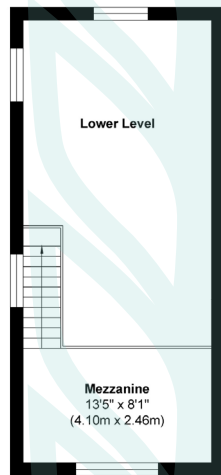
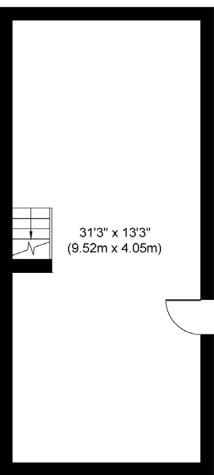
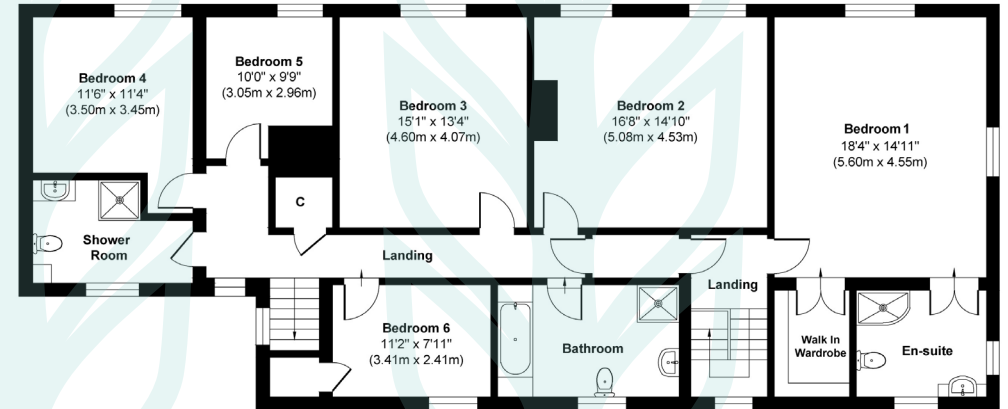
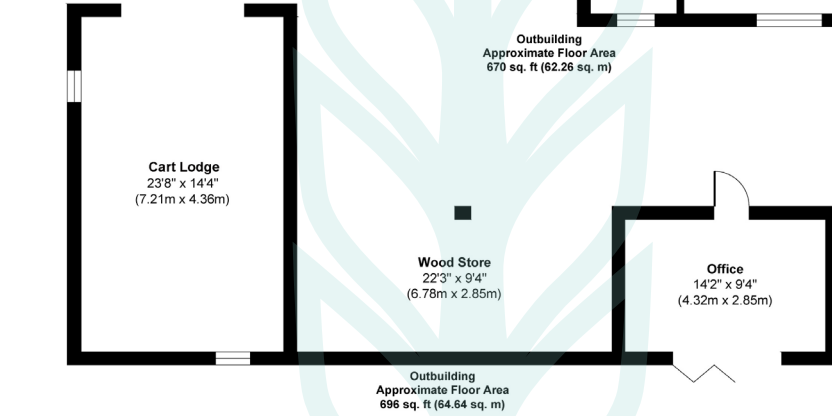
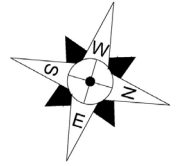
The gardens comprise mainly of two sections, where the front (west) is part walled with a large pond defined by lawn with a row of mature lime trees. To the rear (east) an extensive lawn gently ascends to the far boundary, giving far-reaching views over undulating countryside. A more formal area of garden is immediately to the rear of the house which is defined by an unusual castellated red brick wall.

The extensive range of outbuildings include numerous lock-up stores, an open two bay cart lodge with an adjacent garage with electric roller shutter door. In the same range is a full converted home office / annex with bi-fold doors onto the rear garden. The principal outbuilding comprises a substantial detached barn with mezzanine floor storage which offers good scope for conversion.





# Samsons Lodge, Whatfield Road, Aldham Tye, Suffolk, IP7 6LJ



Barn Ground Floor  
Approximate Floor Area  
415 sq. ft (38.55 sq. m)

Barn First Floor  
Approximate Floor Area  
129 sq. ft (12.03 sq. m)

Outbuilding  
Approximate Floor Area  
370 sq. ft (34.39 sq. m)

Ground Floor  
Approximate Floor Area  
1,879 sq. ft (174.53 sq. m)

First Floor  
Approximate Floor Area  
1,668 sq. ft (154.97 sq. m)

**Approx. Gross Internal Floor Area**  
**Main House 3,547 sq. ft / 329.50 sq. m**  
**Barns 544 sq. ft / 50.58 sq. m** **Outbuildings 1,736 sq. ft / 161.29 sq. m**  
**Total Area 5,827 sq. ft / 541.37 sq. m**

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### Location

Aldham Tye is a small rural hamlet which is just 2 miles north of the popular market town of Hadleigh. Hadleigh offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

### Services

Mains water and electricity is connected. Oil-fired heating and private drainage. In 2022, Solar panels were fixed to the southern side of the main barn.

### Local Authority and Council Tax

Babergh with Mid Suffolk District Council  
Band E (2024)

### EPC Rating

Current E (44). Potential D (60)



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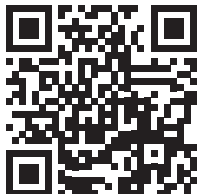
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