



# THE OLD FARMHOUSE

Great Waldingfield | Suffolk



Chapman Stickels





## Chapman Stickels

A 14TH CENTURY FIVE-BEDROOM FARMHOUSE OCCUPYING AN IDYLIC RURAL SETTING TOGETHER WITH A SUBSTANTIAL BARN AND PRIVATE GARDENS APPROACHING 0.9 ACRES

- Porch • Sitting room • Snug • Study • Kitchen / breakfast room • Pantry •
- Boot room / rear vestibule Cloakroom • Landing • Five double bedrooms •
- Family bathroom • Detached barn • Private gardens • 0.9 acres in all •

Colchester – 15 miles / Sudbury – 4.5 miles  
Great Waldingfield – 1.5 miles / Lavenham – 2.4 miles





### The Property

Occupying an elevated, rural setting between the villages of Great Waldingfield and Lavenham, The Old Farmhouse is a detached grade II listed former hall house which is believed to date from the late medieval period. Later alterations include the first floor and two magnificent fireplaces added in the Tudor era.

The Old Farmhouse has been under the same ownership since 1963, which is testament to the property itself, and its wonderfully secluded 'standalone' position. It also featured in the April 1993's Lovejoy TV series.

Despite the property's immense appeal, the house does require renovation and appropriate modernisation - both internally and externally.

Outside, the property is set to the end of a private drive with established private gardens located on all sides. Covering some 0.9 acres, the boundaries are defined by established field hedges and native trees, as well as a former moat to the north with a magnificent mature oak tree.

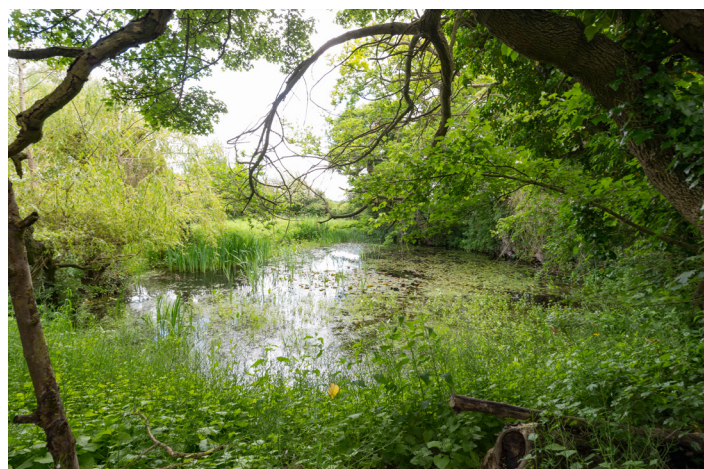
Opposite the parking area to the southern side of the property is a substantial five bay timber frame barn which probably dates from the 17th century, although it is evident that the timbers used predate its period of construction. The barn sustained damage from the 1987 gale causing a pronounced lean to the north. Therefore, remedial works are necessary which require Heritage approval as the barn is curtilage listed.

### Agents note

The vendors have collated quotations for lime render and thatch repairs. Much of the sole plate has recently been replaced, however further remedial repairs are required in the snug. Again, a recent quotation has been obtained. A level 3 building survey was also commissioned which is only available to purchasers who are committed to proceed with the sale.

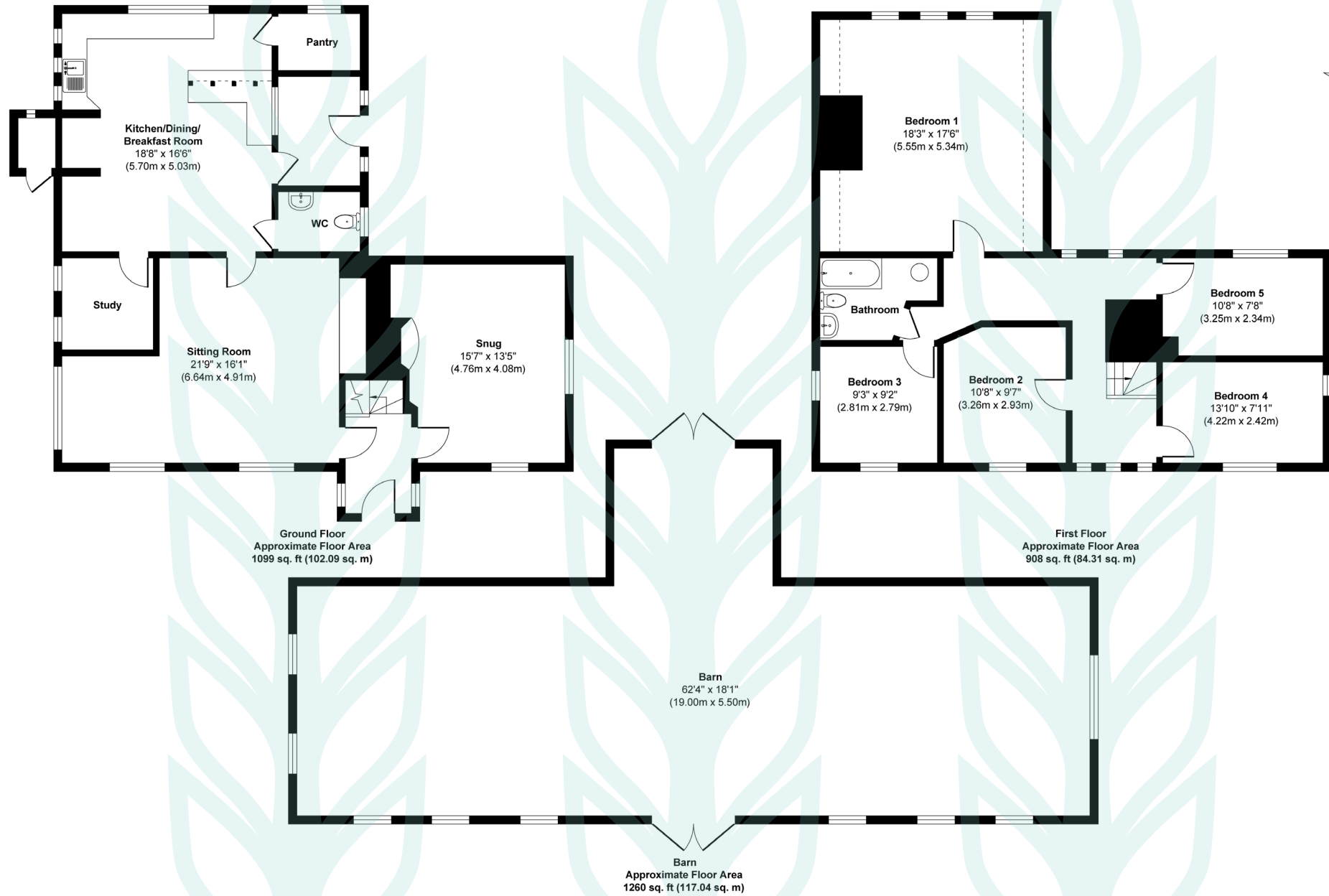
### Location

Set roughly equidistant between Lavenham and Great Waldingfield, the property is bound by arable farmland and meadows to all sides. Although located in the parish of Great Waldingfield, the property is best served for local amenities in Lavenham, which is some 2.4 miles to the north. This remarkable village has a useful range of shops including a butcher, post office, pharmacy, bakery, thriving primary school, a doctor's surgery, traditional grocer's store and modern co-op and visitors dining in Lavenham are spoilt for choice. A wider range of services can be found in Sudbury, Bury St Edmunds, Ipswich or Colchester and the latter has direct services into London's Liverpool Street Station from approximately 50 minutes.





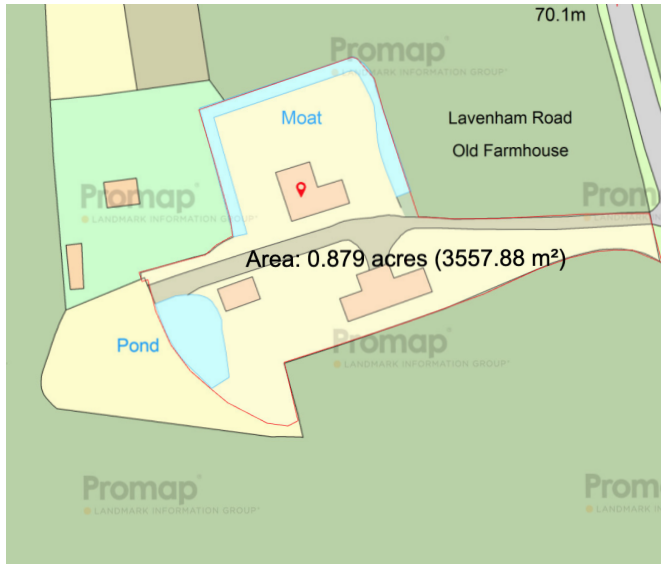
# The Old Farmhouse, Lavenham Road, Great Waldingfield, Suffolk, CO10 0TQ



**Approx. Gross Internal Floor Area 2007 sq. ft / 186.40 sq. m.**  
**Approx. Gross Internal Barn Area 1260 sq. ft / 117.04 sq. m.**  
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Services  
Mains water and electricity are connected. Private drainage.

Local Authority and Council Tax  
Babergh with Mid Suffolk District Council.  
Band G (2024)



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