



THE VALE FARM

Harkstead



Suffolk



Chapman Sticks





Chapman Stickels

A FINE GRADE II LISTED FARMHOUSE IN A WONDERFUL LOCATION WITH EXTENSIVE EQUESTRIAN FACILITIES, HEATED SWIMMING POOL, HARD TENNIS COURT, AND COTTAGE

- Reception hall • Drawing room • Dining room • Sitting room • Study •
- Farmhouse kitchen • Breakfast room/living room • Utility room • Cloakroom •
 - Wine cellar • Principal bedroom suite • 5 further bedrooms •
- 3 bathrooms (2 ensuite) • Separate 1 bedroom cottage • Office suite •
- Extensive garaging • Workshops/stores • 6 stables • Tack room • Hay store •
 - Tractor shed • Ancillary buildings • Hard tennis court •
- Heated swimming pool and pool house • Covered menage •
 - Gardens and paddocks in all about 6.5 acres •

Ipswich - 11 miles / Colchester - 22 miles (London Liverpool Street from 48mins) /
Manningtree - 8 miles (London Liverpool Street from 59mins)





The Property

The Vale Farm occupies a wonderful rural location in unspoilt countryside on the renowned Shotley Peninsula, just 6 miles from Ipswich.

A long private drive leads past the stables to the Grade II Listed farmhouse which retains much of its original character with period features throughout including superb fireplaces, exposed beams and timbers.

The accommodation has a pleasant, adaptable layout featuring a beautifully proportioned drawing room, farmhouse kitchen which steps down to the living room/breakfast room and a spectacular vaulted principal bedroom suite.

Of particular note to those who work from home, there is 300MB fibre optic connected to the house, office, and cottage.

Outside

The Vale Farm is approached by a long hedge lined drive leading first to the stable yard with 6 loose boxes, tack room, wash room and kitchen, together with horsebox/tractor barn, hay store and other ancillary stores and workshop. Behind lies the office suite and 1 bedroom cottage. Opposite the yard is a covered menage with overhead sprinkler system to suppress any dust.

The heated swimming pool is tucked away close to the house with a spacious pool house. The hard tennis court has recently been totally refurbished.

The formal gardens lie principally to the south and east, beyond which are the paddocks – in all about 6.5 acres.

Services

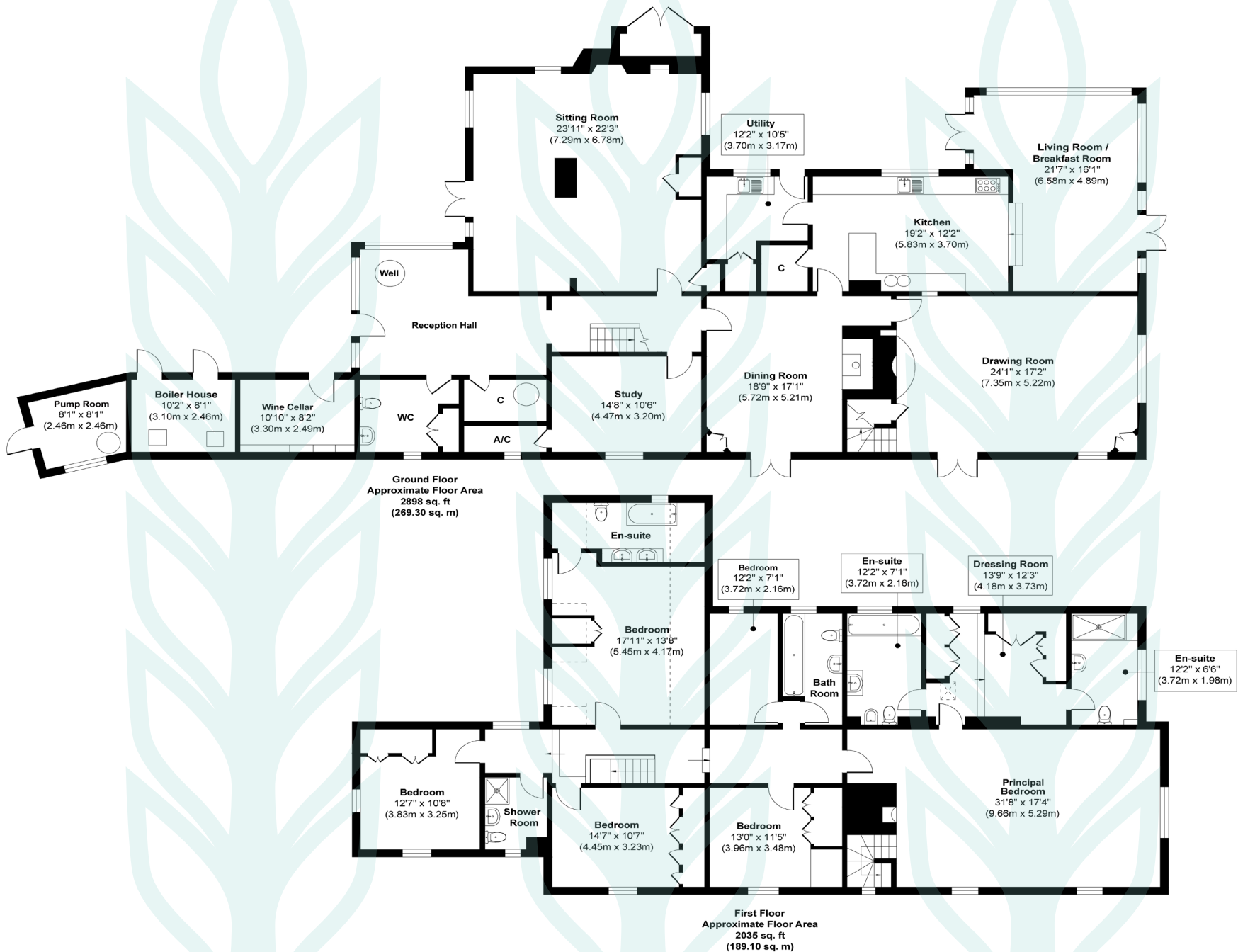
Mains water and electricity. Private drainage.
Oil-fired heating.

Local Authority and Council Tax
Babergh District Council
Band G (2020/21)





The Vale Farm, Harkstead, Suffolk, IP9 1BH



Approx. Gross Internal Floor Area 4933 sq. ft / 458.40 sq. m

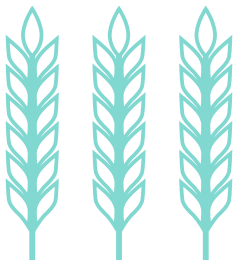
Illustration for identification purposes only, measurements are approximate, not to scale.

Location

The Vale Farm is on the Shotley Peninsular between the Rivers Orwell and Stour. Harkstead offers a popular pub/restaurant and village hall whilst the large village of Holbrook provides more comprehensive daily facilities including primary and secondary schools, doctors surgery, pubs, and shops.

Notable private schools nearby include the Royal Hospital School (about 2 miles), Ipswich School, and Ipswich High School at Woolverstone.

The area is a mecca for sailing and water sports, with centres at The Royal Harwich Yacht Club, Alton Water, Pin Mill, and others. Both Manningtree and Ipswich mainline stations are within easy reach with journeys to London Liverpool Street taking about 60 – 70 minutes.



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