



THE FARMHOUSE

Lower Layham | Suffolk



Chapman Stickels

THE FARMHOUSE STOKE ROAD LOWER LAYHAM IP7 5RB

Hadleigh - 3 miles
Manningtree Station - 7 miles
Ipswich - 11 miles

- Entrance hall • Living room • Dining room •
- Kitchen / dining room • Utility room • Landing •
- Principal bedroom with dressing room and ensuite •
- Three further bedrooms • Shower room • Garage • Cart lodge •
- Summer house • Numerous outbuildings • In all, 0.4 acres •

The Property

Located in the rural parish of Lower Layham, The Farmhouse occupies a discreet setting which has much appeal. The original core of the house probably dates from the 16th century, however despite its historic charm the property is unlisted. Later additions have been built, which are likely to be 19th century.

In February 2022, planning permission was granted for a two-storey addition, which proposes to significantly extend the existing kitchen / breakfast room, with a fifth double bedroom above.

The current owners have recently made numerous significant improvements, which includes a new oil-fired heating system, the roof overhauled, damp proofing, new insulation to the internal walls and loft, as well as comprehensive decorative / cosmetics works, as well as a new wood burner and bathroom suites. It is also worth noting that most of the windows are double glazed.

Outside, the property is approached over a part-shared drive (with just one additional neighbour) where the front parking area is defined by a range of brick and tile outbuildings and a timber frame cart lodge garage which has recently been converted into two bays, with 10 new solar panels set on the southern side of its roof. Beyond the main parking area are recently landscaped gardens, with a central patio and raised planters which abut a large, part-walled expanse of lawn. In all, the property covers some 0.4 acres.

AN UNLISTED PERIOD HOUSE OCCUPYING A SECLUDED CORNER PLOT TOGETHER WITH WALLED GARDENS AND NUMEROUS OUTBUILDINGS



Location

The Farmhouse is located just to the south of the village centre in a secluded shallow valley setting. Lower Layham is situated in undulating countryside of the Brett Valley, and the village provides a parish church, village hall and a public house. The popular market town of Hadleigh is approximately 5 minutes away by car, and offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

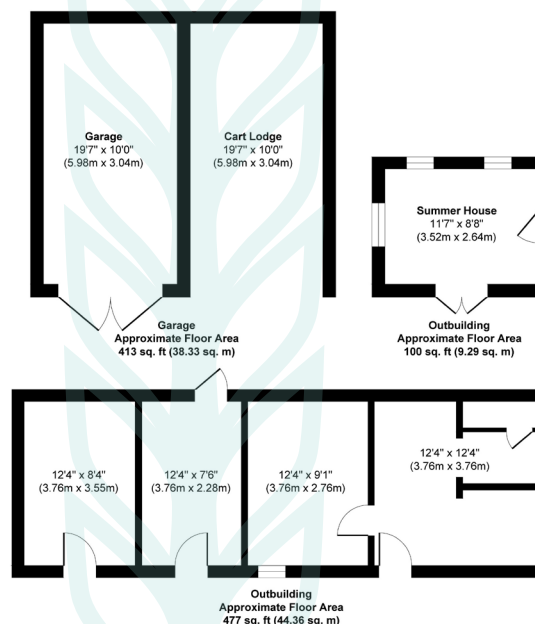
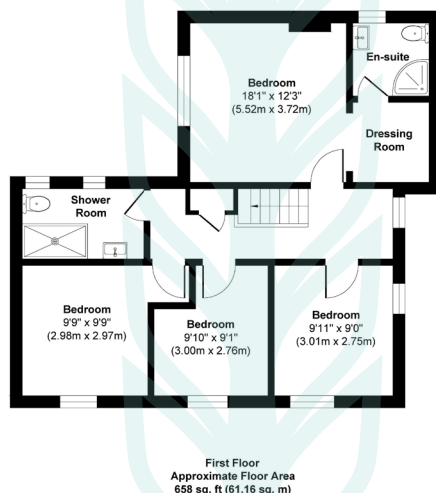
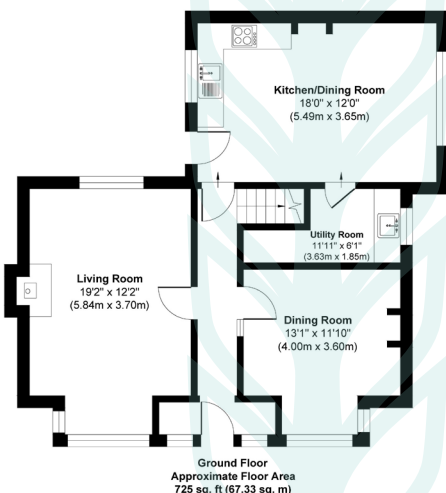
Mains water and electricity are connected. Private drainage. Oil Fired Heating. Electric vehicle charging point. Solar power with battery storage.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band G (2024)



The Farmhouse, Cherry Orchard Farm, Stoke Road, Lower Layham, IP7 5RB



Approx. Gross Internal Floor Area 1383 sq. ft / 128.49 sq. m.
Garage Area 413 sq. ft / 38.33 sq. m.
Outbuilding Area 577 sq. ft / 53.65 sq. m.

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