



MANOR FARM

Hintlesham | Suffolk



Chapman Sticks





Chapman Stickels

AN IMPOSING LISTED FARMHOUSE PRESENTED TO AN EXCEPTIONAL STANDARD TOGETHER WITH NUMEROUS OUTBUILDINGS AND GARDENS APPROACHING 0.6 ACRES

- Entrance lobby • Sitting room • Dining room • Internal hallway •
- Study • Utility room • Kitchen / breakfast room • Snug • Rear lobby •
- Cloakroom • Landing • Four double bedrooms (one with ensuite) •
- Family bathroom • Detached garages • Multiple lock-up stores •
- Office / studio • Off-road parking for several vehicles •
- South-facing gardens •

Hadleigh - 4 miles / Ipswich Train Station - 6 miles / Colchester - 15 miles





The Property

Located on Duke Street, Manor Farm is arguably one of the finest period buildings in the parish of Hintlesham. Grade II listed, the original core of the building probably dates from the mid-16th century, which is centrally framed by two substantial 19th century additions. Over the eleven years of ownership, the vendors have extensively renovated and improved the property to an exceptional standard.

The eastern end of the house comprises the 19th century single storey service wing, which is now the kitchen / breakfast room, with rear porch and cloakroom. The updated kitchen is tastefully fitted with numerous shaker style units, black granite worksurfaces, an 'island' with oak work top, and a full range of appliances which includes an electric Rangemaster and American style fridge / freezer.

The central part of the house consists of the original section, which is evident by the heavily timbered exposed oak frame. This comprises a central hall with a utility room off, and a twin aspect snug to the front with white brick flooring. To the opposite side overlooking the garden is the study. Set either side of the main entrance hall is the remaining ground floor, consisting of two twin aspect reception rooms, each with fireplaces housing wood burners.

The first floor provides four well-proportioned bedrooms. Bedroom one is to the western end with an ensuite shower and a range of wall-to-wall built in wardrobes – the same are also fitted in bedroom two. The remaining two bedrooms are served by a stylishly fitted modern bathroom, which like the front bedroom forms part of the 16th century timber gable.

Outside, the house is attractively set back on the southern side of Duke Street, with a front lawn defined by a mature privet hedge. A driveway to the east provides ample parking, which leads to a modern detached cart lodge garage with electric roller door.

An extensive range of single storey 19th century outbuildings consists of further garaging and lock-up stores. One has been converted into a home office / studio, and another into an outside utility / store room. These buildings form a sheltered, south-western-facing inner courtyard, that adjoins a raised patio that runs the entire length of the house.

Central steps lead onto a large expanse of lawn to the south, with numerous established trees and shrubs to each side. Defined by an historic ditch, a timber bridge leads onto an area which is broadly preserved for wildlife, having an array of native trees and hedges. Beyond the far southern boundary is open countryside.





Manor Farm House, Duke Street, Hintlesham, Suffolk, IP8 3QP

Approximate Floor Area

Main House - 2304 sq. ft / 214.03 sq. m

Outbuildings - 857 sq. ft / 79.62 sq. m

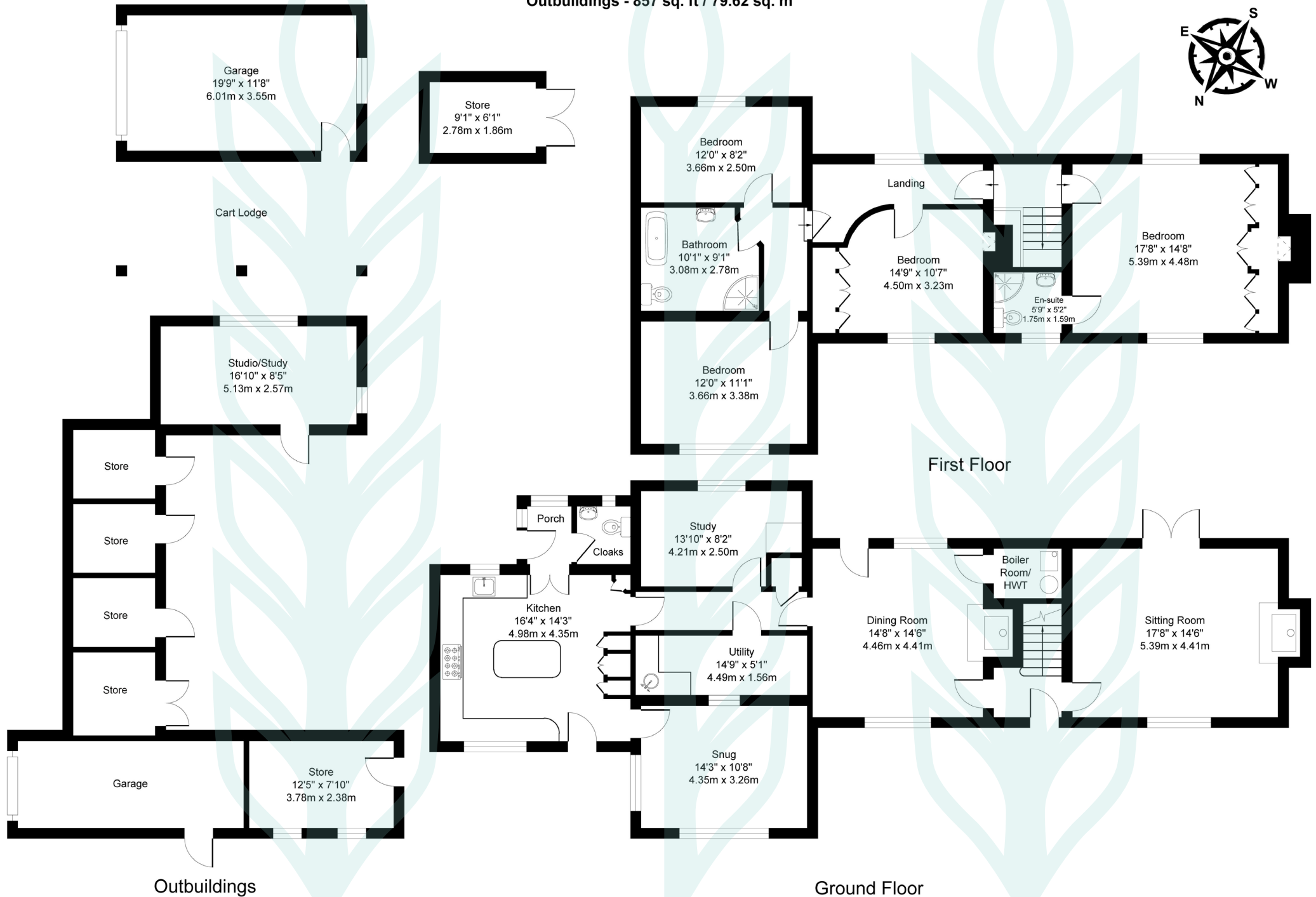


Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Location

Situated on Duke Street at the western end of the village, Hintlesham is located mid-way between Ipswich and the market town of Hadleigh. It has a church, school, and a public house and it is perhaps best known for the Hintlesham Hall Hotel and Golf Club.

Services

Mains electricity and water is connected. Private drainage system. Oil fired heating. External water and power.

Local Authority and Council Tax

Babergh & Mid Suffolk District Council
Band F (2025)



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



rightmove

onTheMarket.com

PrimeLocation.com

Zoopla



Scan the QR code to visit
our website



IMPORTANT NOTICE

Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.