





## Property Overview

*Chamberlain Phillips is proud to present this exceptional opportunity to acquire a breathtaking 17th-century long straw thatched and part-flint converted barn, set within approximately seven acres (STMS) of idyllic countryside. Brimming with character, the property boasts an abundance of period features including exposed timbers and soaring vaulted ceilings, all complemented by panoramic views across the gently undulating landscape.*

*Upon entering, you are welcomed into a grand reception hall with impressive vaulted ceilings and a handcrafted oak staircase rising to a striking galleried landing. The hall leads through to a spacious kitchen/dining room—ideal for family living and entertaining—as well as a generous sitting room with charming rural views.*

*The ground floor also comprises a study, family room, office, utility room, cloakroom, and a versatile ground floor bedroom with en-suite, perfect for guests or easily adapted into a self-contained annexe, making this an excellent option for multi-generational living. The flexible layout offers privacy and independence, ideal for elderly relatives, adult children, or even au pair accommodation.*

*Upstairs, the galleried landing opens to a peaceful seating area and leads to four well-proportioned double bedrooms, two of which benefit from en-suite facilities, in addition to a well-appointed family bathroom.*

*The property's seven-acre grounds offer exceptional versatility and are perfectly suited for those seeking an equestrian lifestyle. With paddocks, open grazing, and space for stables (subject to any necessary permissions), the land provides excellent scope for horse owners or countryside hobbyists looking for freedom and space.*

*For those interested in a smallholding, the land is equally well-suited to light agricultural use, featuring a vegetable garden, orchard, and wildflower meadow—perfect for growing produce, keeping chickens or livestock, or embracing a more sustainable way of living. A sweeping shingle driveway, accessed via electric gates, offers ample parking and leads to a detached double garage with an impressive studio above—ideal for use as a creative space, or further guest accommodation.*

*The landscaped gardens feature mature lawns, vibrant borders bursting with specimen plants and seasonal blooms, and a variety of majestic trees including oak, silver birch, weeping willow, and hornbeam. A circular patio in the south-facing garden provides the perfect setting for al fresco dining and entertaining, framed by nature's beauty and the tranquil sounds of the countryside and approximately ¼ of an acre for vegetable growing. The area also includes a shed, large compost bays and a rain collection system.*

*This outstanding home effortlessly combines historic charm with modern comfort, offering a unique and versatile lifestyle in one of the region's most picturesque rural settings.*







- EXCEPTIONAL LONG STRAW CONVERTED BARN
- 17TH CENTURY ORIGINS
- GRADE II LISTED
- IN ALL 7 ACRES
- STUNNING VAULTED RECEPTION HALL
- BEAUTIFUL CHARACTER FEATURES
- FAR REACHING PANORAMIC VIEWS















*The Surrounding Area:*

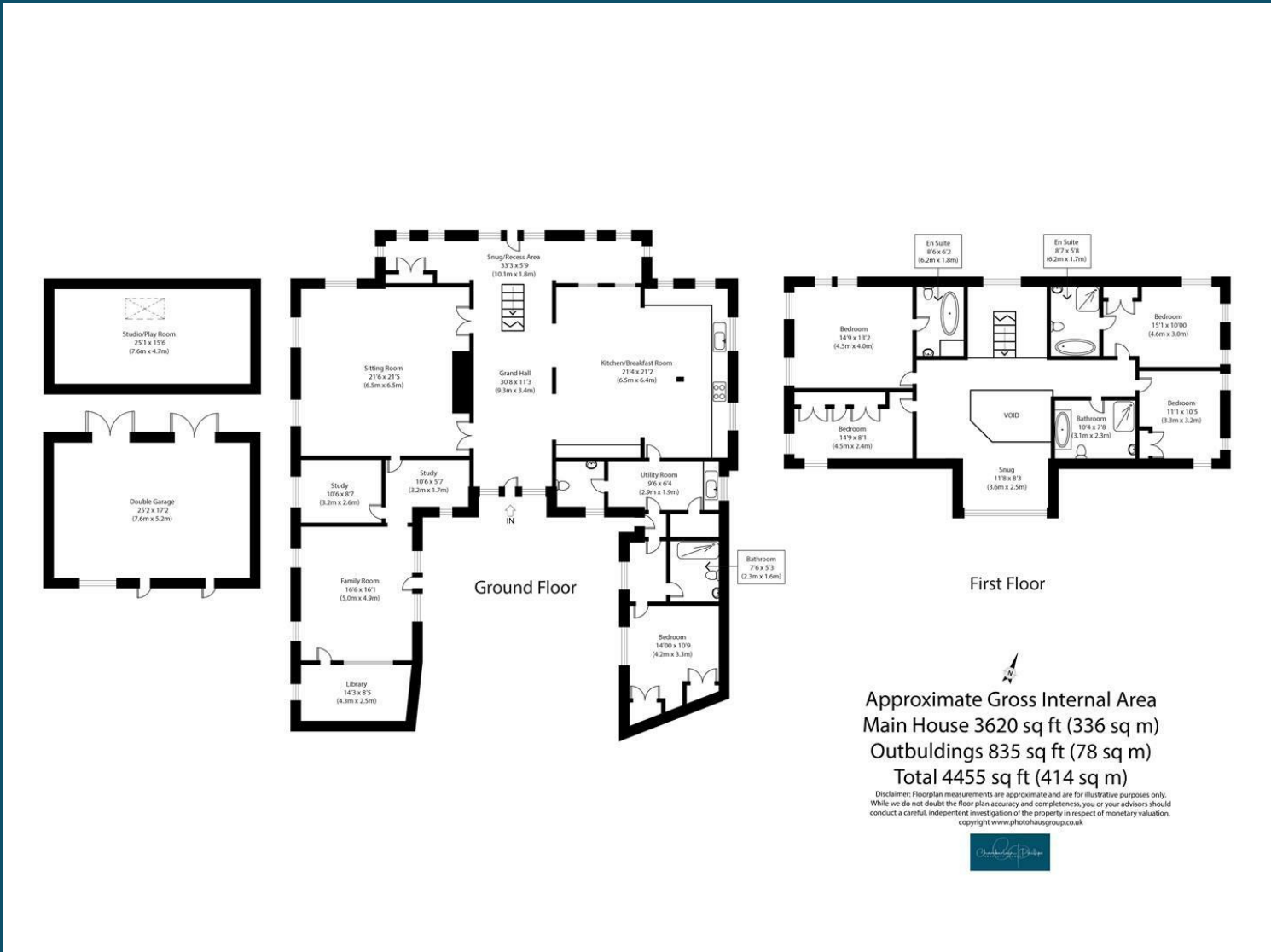
Nestled in the heart of the Suffolk countryside, Baylham is a charming and tranquil village that perfectly captures the essence of rural English living. Surrounded by rolling farmland, meandering country lanes, and picturesque views, Baylham offers a peaceful yet well-connected lifestyle—ideal for those seeking a slower pace without sacrificing convenience.

The village is steeped in history, with roots dating back to the Domesday Book and features such as its beautiful medieval church and the popular Baylham House Rare Breeds Farm, which adds to the area’s character and community charm.

Despite its rural feel, Baylham enjoys excellent connectivity. The nearby A14 and A12 provide swift access to Ipswich, Bury St Edmunds, and Colchester, while Needham Market train station—just a few minutes’ drive away—offers regular services to London Liverpool Street, making it a practical choice for commuters.

The surrounding area offers a wealth of leisure and lifestyle amenities. Picturesque walking routes, bridleways, and cycling paths wind through the local countryside, and nearby market towns such as Needham Market and Stowmarket provide independent shops, cafes, pubs, and essential services. The county town of Ipswich, just under 8 miles away, offers a broader range of shopping, cultural attractions, and schooling options.

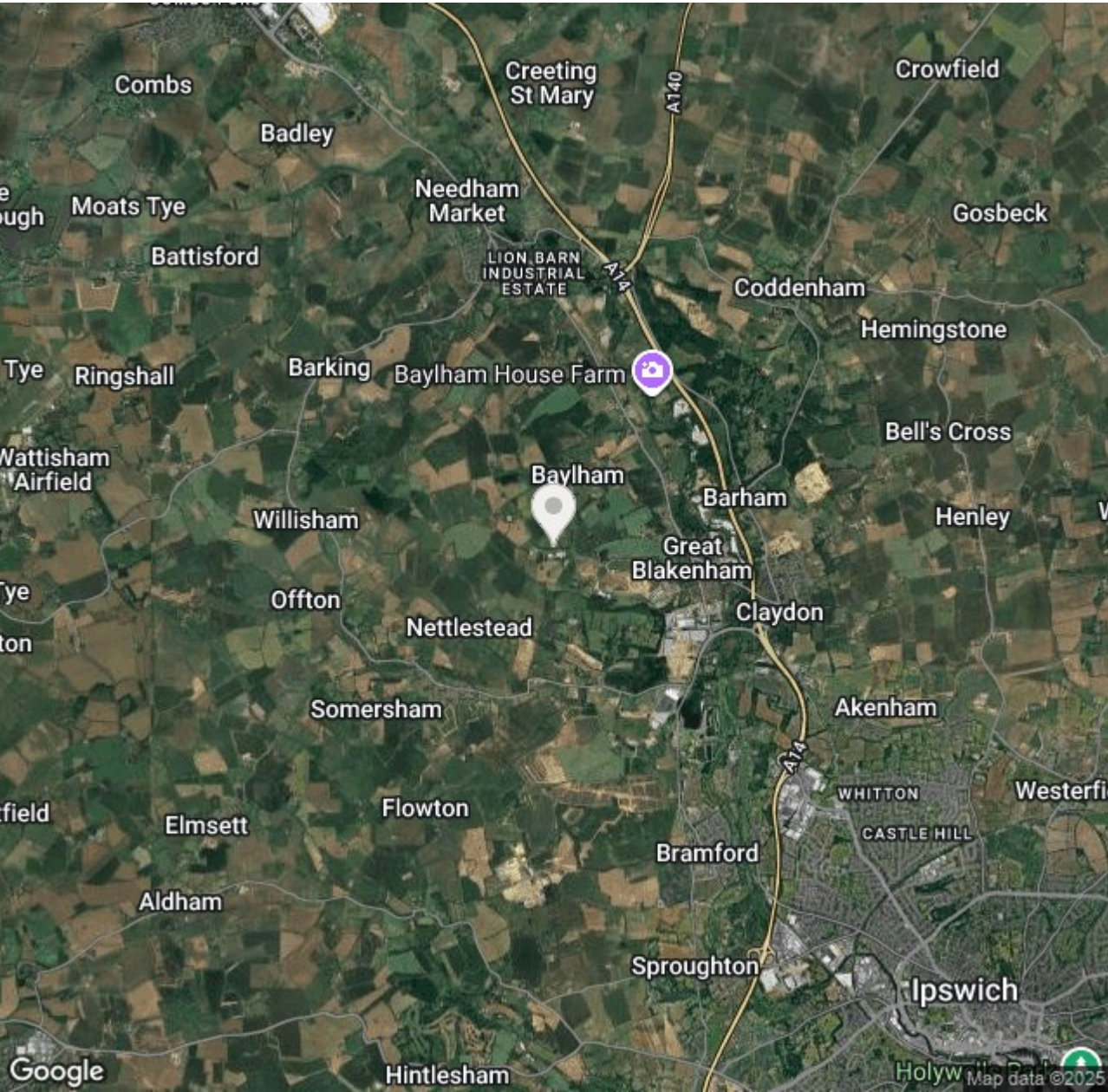
With its blend of rural beauty, strong transport links, and community warmth, Baylham is a sought-after village for families, professionals, and retirees alike—an ideal place to put down roots and enjoy the best of country living in Suffolk.



**Agents Notes:**  
**Tenure - Freehold**  
**Council tax - G**  
**Services - Electric/private drainage/water**  
**Heating - Via Oil & LPG Fire**  
**Mobile - All networks cover outdoor**  
**Broadband - Ultrafast is available**



Location Map



Viewing

Please contact our Manningtree Office if you wish to arrange a viewing appointment for this property or require further information.

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Energy Performance Graph

