

Wood Farm Stone  
Street  
Spexhall  
Halesworth



# Wood Farm Stone Street

## Guide Price £1,000,000

### The magnificent farmhouse/barns/stables & 13 acres

Wood Farm Spexhall is a truly stunning Grade II Listed Tudor Suffolk farmhouse with various later additions, residing on 13.74 acres, stms, of picturesque gardens, orchards, paddocks, and ponds. This property offers several outbuildings, including a large ancient barn, a two-storey cart lodge for three vehicles with an additional room above, a separate self-contained one-bedroom annexe, a temperature-controlled garage for at least ten cars equipped with electric roller doors and a wet room, five stables, two tack rooms and yard, an all-weather training manege, a substantial machinery/hay barn with a generous concrete yard, three garages, and other brick-built stores and workshops. The property is beautifully connected with a large tarmac driveway and concrete roads around the plot, all surrounded by mature hedges and trees that back onto open farmland.

The farmhouse comprises four spacious reception rooms, two with large inglenook fireplaces and wood burners, as well as the former kitchen featuring an electric baby blue Aga. In addition, there are six large bedrooms, a large attic room, a boot room, a bespoke kitchen with handmade cabinets and huge limestone floor slabs, a large French range cooker & extractor, a bathroom with a bath and shower, and four staircases. The house boasts several original ancient features, including windows, doors, flooring, and staircases, complemented by sympathetic reproductions where necessary. While the house is livable, some work is required to restore it to its former glory.

The separate one-bedroom annexe is a remarkable space with exposed brickwork and roof timbers, previously a small barn, now serving as guest/holiday accommodation, featuring a kitchen/diner, bathroom, a spacious dual-aspect bedroom, and a triple-aspect lounge with a sizeable fireplace, wood burner, gigantic limestone flagstones, and French doors leading out to the patio.

The cart lodge presents itself as a solid building with potential for use as a home office, with garage space below, or further accommodation, stpp. As for the barn, it is in excellent dry condition with a tin roof, offering significant potential for development into a stunning home, subject to obtaining the necessary permissions.

The stables are conveniently arranged around a concrete yard close to the farmhouse and barn, facilitating easy, year-round care of any livestock. The hay barn and garage, complete with a substantial concrete driveway and yard, provide numerous possibilities for work and leisure pursuits, making them ideal for equestrian use, a smallholding, or leisure purposes, subject to planning permission.

Finally, the property's location midway between the market towns of Bungay and Halesworth ensures easy access to various amenities, including schools, supermarkets, independent shops, cafes, and restaurants. Additionally, the nearby town of Beccles offers even more options, while the beautiful heritage coast is only a 20-minute drive away.

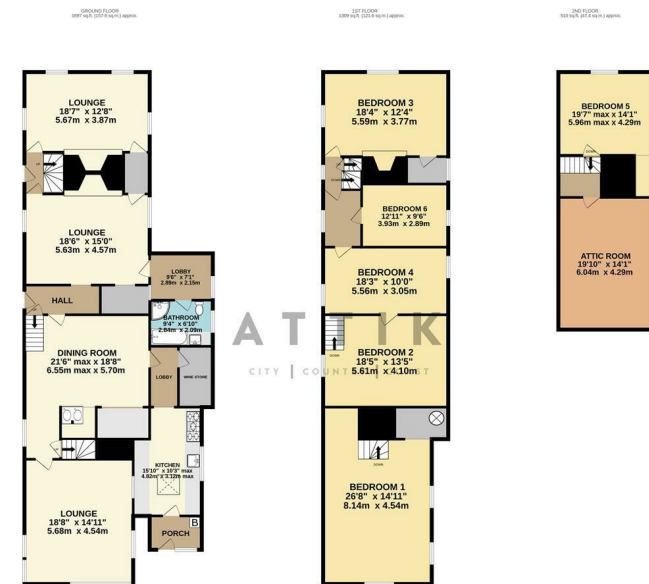
### Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band F

Local Authority  
East Suffolk

Council Tax Band F

EPC Rating



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