



**Swallows Farm  
Lindsey, Suffolk**

**DAVID  
BURR**







# Swallows Farm, The Tye, Lindsey, Ipswich, Suffolk, IP7 6PP

Lindsey is a popular and pretty village surrounded by open countryside which has a church and public house. The neighbouring villages of Kersey and Monks Eleigh also have charming traditional pubs, village schools and also a farm shop. The market town of Hadleigh is 5 miles distant along with the ancient town of Colchester (11 miles) with its mainline station providing easy access to London's Liverpool St Station.

A beautifully appointed, five bedroom detached Grade II listed timber framed period farmhouse, understood to date from the 15th century and enjoying a central village location in the highly regarded Suffolk parish of Lindsey. Offered to the market with NO ONWARD CHAIN and for the first time in over 35 years, situated within walking distance of the Lindsey Rose public house and within close proximity of the award-winning Hollow Trees farm shop, The Peacock at Chelsworth and some of the finest network of bridleways, public footpaths and cycling routes within the region. For equine enthusiasts, livery facilities are available at Boyton Hall which is located 1 mile distant. Enjoying an internal accommodation schedule of approximately 3,160 sq ft arranged via two floors, the property is understood to have originally existed as a medieval hall house with further points in history as a dairy and Chapel. Adorned with a wealth of notable period features and character arranged via three distinctive ground floor reception rooms with notable attributes including timber framed sash windows with original glazing, a wealth of exposed timbers and studwork, exposed brick flooring and inglenook fireplaces with a particularly distinctive half barrel back with inset wood burning stove to the dual aspect sitting room. Combining a breadth of period detailing with high specification, contemporary finishes including a traditionally styled, oak topped bespoke kitchen with central island, Smeg and AEG appliances and LED spotlights. The continuation of high specification finishes and materials continues via Bakelite fittings and cast iron traditionally styled radiators throughout. An unusually bright, practically arranged, well finished period residence of significant standing, faced in gault grey brick and situated within one of the region's most thriving local communities. Convenient access is further offered to four local golf courses, namely Stoke by Nayland (6 miles), Hintlesham (9 miles), Brett Vale (9 miles) and Newton (7 miles). Offering scope for the incorporation of annex facilities if so required, further benefits include a parking area with space for in excess of 10 vehicles, garaging and mature grounds of approximately 1.2 acres incorporating a vegetable garden, orchard, horse chestnut trees and dense woodland planting to rear.

**A five-bedroom detached, Grade II listed period residence enjoying a central village location within walking distance of the Lindsey Rose pub. Offering 3,160 sq ft of internal accommodation arranged over two floors via three reception rooms. With further benefits including an in and out driveway, detached garage and total plot size of approximately 1.2 acres.**

**PORCH:** Open columned porch with period terracotta floor tiles and fine early pargetting to ceiling. With timber door opening to:

staircase off with panelling and door to useful understair storage recess. Leaded light casement window to rear and traditionally styled radiator. Panelled door to:

**ENTRANCE HALL:** (5.39m x 2.12m) Forming part of the oldest section of the property understood to date from the 15th century with an array of exposed wall timbers, mosaic patterned, period terracotta tiled flooring,

**DRAWING ROOM:** (6.3m x 5.2m) An elegant reception space, enjoying a direct link with the sitting room and characterised by a dual aspect via a

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timber framed sash window to front and double doors to rear opening to the terrace and gardens beyond. A brick fireplace is enhanced by a biomass heating system with the fireplace characterised by an exposed brick hearth and oak bressumer beam over.

**SITTING ROOM:** (5.1m x 4.6m) Afforded a dual aspect with distinctive panelled glazed twin doors to the front elevation with glazing bars and leaded light casement window range, affording an aspect across the gardens. With deep skirting and a half barrel back fireplace with brick hearth, inset wood burning stove and oak bressumer beam over. Two traditionally styled cast iron radiators.

**INNER HALL:** (7.3m x 1.15m) Part of the oldest section of the house with ancient brick floor, exposed beams, 4 doors to reception rooms and door to 3rd staircase, currently used as a pantry. Ancient ledge door leading to:

**KITCHEN:** (6.0m x 4.2m) A distinctively styled, high specification country style kitchen, fitted with a matching range of solid wood base units with oak preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, column mixer tap over and casement window range affording an aspect across the rear gardens incorporating a well and willow tree. The kitchen units comprise a range of cutlery drawers, base level shelving units, free-standing dressers with base level storage and open fronted pine shelving in addition to a central island with double power socket. Integrated appliances include two Smeg ovens with integral pizza oven, grill and microwave, an AEG four ring induction hob with extractor over, wine cooler and space for a free-standing fridge/freezer. Range of LED spotlights, wall lights and a central ceiling timber. Tiled flooring throughout with underfloor heating, timber door opening outside and panelled door to:

**DINING ROOM:** (4.1m x 3.2m) A beautifully characterful dining room with casement windows to rear facing aspect across the gardens, traditionally styled cast iron radiator and door to inner hall.

**UTILITY ROOM:** (3.3m x 2.4m) With a matching range of base units with oak surfaces over and casement window to side. A range of exposed wall and ceiling timbers, exposed feature brickwork and a ceramic single sink unit with mixer tap above. Space and plumbing for washing machine/dryer. Secondary staircase rising to fifth bedroom. Door with Suffolk latch to:

**WET ROOM:** (3.30m x 2.69m) Fitted with ceramic Burlington WC, pedestal and wash hand basin and wet room with mounted shower attachment, mosaic Travertine flooring and wall tiles. Exposed wall and ceiling timbers, quarry tiled flooring and feature brickwork. Obscured glass timber casement window to side and traditionally styled cast iron radiator.

**BREAKFAST ROOM:** (3.49m x 3.25m) Characterised by a wood fuelled, two door Rayburn stove sat within a recessed fireplace in addition to a timber framed, double hung sash window to front, range of exposed wall timbers and herringbone brick flooring. Traditionally styled cast iron radiator and opening to:

**LIBRARY/STUDY:** (3.9m x 3.5m) Discreetly set with access via the breakfast room and inner hall with timber framed, double hung sash window to front, exposed ceiling timbers and recently recarpeted. Traditionally styled cast iron radiator and panelled door to the inner hall.

## First floor

**LANDING:** (5.10m x 4.89m) An attractive landing space with distinctive curved wall, leaded light glazing to rear, door to useful storage void and Georgian archway with step down to:

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**INNER LANDING:** (4.33m x 1.78m) With timber framed window to front affording views across farmland distant and traditionally styled cast iron radiator. Georgian archway to:

**DRESSING ROOM:** (2.18m x 1.87m) With exposed wall timbers, brickwork and wall light. Door to:

**BEDROOM 1:** (5.8m x 4.9m) An outstanding principal bedroom suite, afforded a dual aspect with timber framed, double hung sash window to front, affording views across an adjacent property and farmland distant. Further leaded light casement window to rear, stripped pine flooring and a fireplace with functioning wood burning stove. Door to useful corner storage recess and two traditionally styled cast iron radiators.

**BEDROOM 2:** (4.32m x 3.23m) With leaded light casement window affording views across the gardens and traditionally styled cast iron radiator.

**BEDROOM 3:** (3.88m x 3.39m) With window to front affording far reaching views and traditionally styled cast iron radiator.

**BEDROOM 4:** (5.35m x 3.28m) With double hung, sash window to front, and stripped oak flooring. Traditionally styled cast iron radiator and trapdoor to 3rd staircase.

**FAMILY BATHROOM:** (4.15m x 3.09m) A high specification family bathroom suite completed in a traditional style with Burlington WC, pedestal and wash hand basin and Heritage freestanding bath with claw feet and attachments set within a tongue and groove panel wall feature. Stripped elm flooring throughout, leaded light casement range to rear and door to linen store, housing water cylinder and useful fitted shelving. Traditionally styled cast iron radiator.

**BEDROOM 5:** (5.27m x 3.25m) Accessed via secondary staircase. With wooden flooring, pargetting to one wall and window to side. Traditionally styled cast iron radiator.

## Outside

Set behind a broad frontage with an in and out driveway and space for approximately ten vehicles, the property is approached via a central walkway with a yew hedge line, and direct access from the parking area to the:

**GARAGE:** (6.15m x 3.18m) With twin hinge doors to front, lighted and power connected and personnel door to rear.

The rear gardens are unusually versatile, with a rear terrace bordering an expansive lawn with continued yew hedge line bordering the vegetable garden with box hedge borders, a well established and productive orchard, a substantial willow tree and a number of flower beds. Double gates lead from the side of the house to a mobile field shelter currently used as a wood store. The gardens continue via an expanse of lawn with a summer house with power and wood burning stove, a substantial pond and a woodland area set to the rear incorporating a diverse range of specimens with seating areas set to the rear of the plot and unspoilt aspects across open farmland. A private, well screened garden spanning the width of plot with gated side access and providing considerable appeal as a village home of impressive standing and balance.

**SERVICES:** Mains water, drainage and electricity are connected. Biomass heating system. **NOTE:** None of these services have been tested by the agent

**EPC RATING:** N/A

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 123 4000). **BAND:** G.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Approximate Gross Internal Area

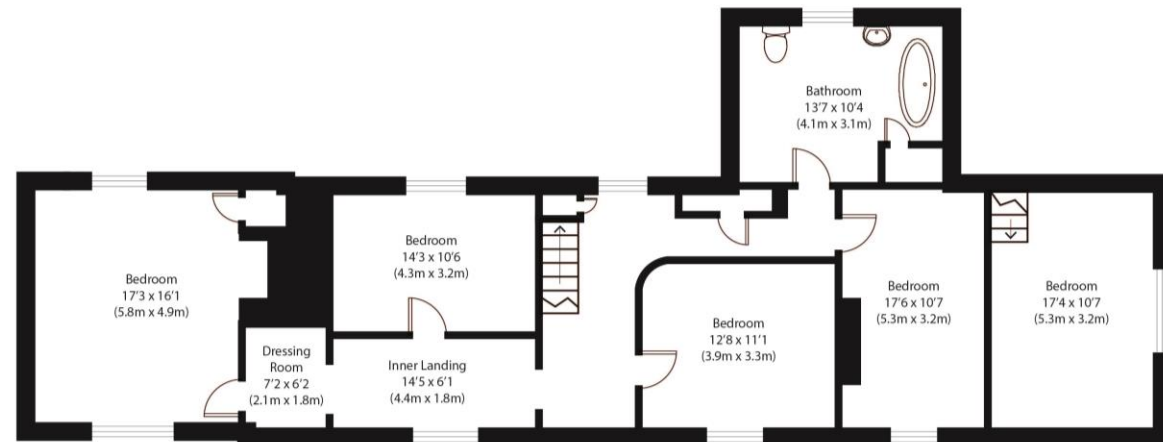
Main House 3160 sq ft (294 sq m)

Outbuildings 390 sq ft (36 sq m)

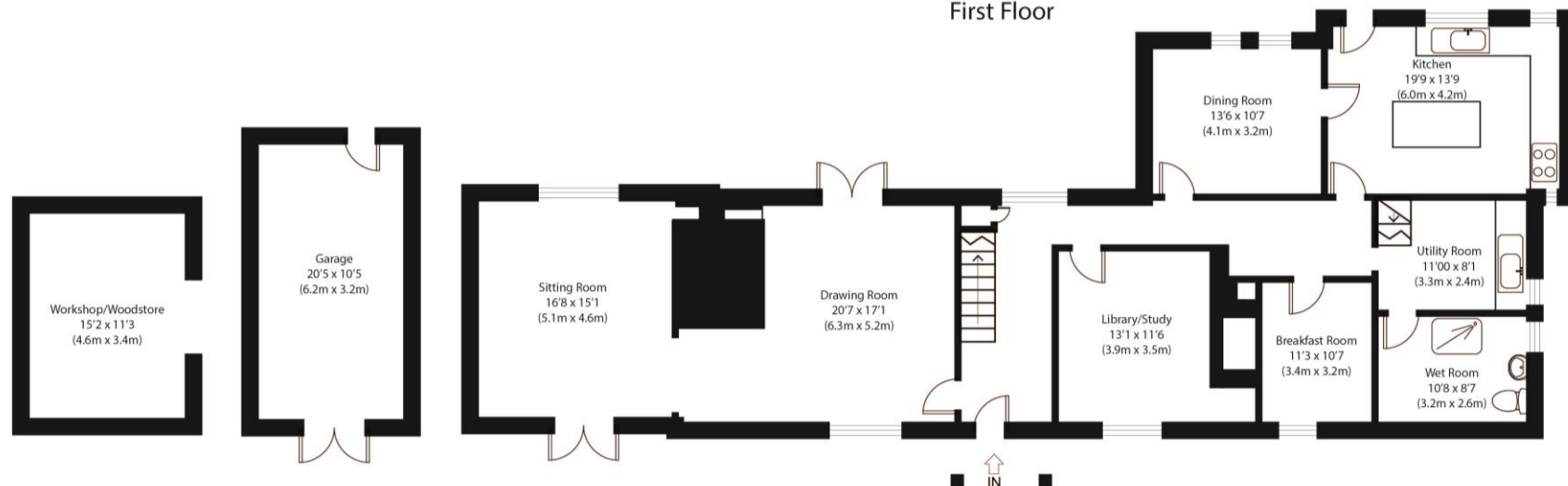
Total 3550 sq ft (330 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

DAVID  
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First Floor



Ground Floor







