

*A substantial and impressive period house requiring renovation in a lovely rural location in the parish of Helmingham.*

Guide Price  
£875,000 Freehold  
Ref: P7399/C

Poplar Farmhouse  
Gosbeck Road  
Helmingham  
Suffolk  
IP14 6ES



Entrance hall, drawing room, dining room, sitting room, kitchen, breakfast room, boot room, cellar, pantry and cloakroom. Bedroom one with dressing room and en-suite shower room. Three further first floor bedrooms. Family bathroom. Attic rooms. Pole barn and brick built barn. Garage and substantial parking area. Formal gardens and paddock. In grounds extending to over 3 acres.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Poplar Farmhouse is situated within the parish of Helmingham. Helmingham is perhaps best known for its Estate with its magnificent hall and gardens, which at times are open to the public. The village also benefits from a primary school. Otley is 3 miles away and here there is a public house, doctors' surgery, village school and village shop with Post Office.

The property is situated in an ideal location for access to the main trunk roads, the A140, A12 and A14. In addition, the county town of Ipswich is just 10 miles from the property and, as well as having national shops and businesses, there is a railway station with mainline services to London's Liverpool Street, which are scheduled to take just over the hour.

Suffolk's Heritage Coast and all it has to offer with sailing, golf and walking at Aldeburgh, Thorpeness, Southwold and Orford is approximately 21 miles.

## Description

Poplar Farmhouse is a substantial dwelling of predominantly timber framed construction with heavy rendered elevations and part brick extensions under a tiled roof. The dwelling now requires renovation and the vendors have commissioned a survey which is available to be emailed to interested parties.

The house is Grade II Listed and is believed to date from the 16th century. It stands in an idyllic position along a no through road, adjacent to a farmstead. A front door opens to a hallway off which are reception rooms, a shelved pantry and stairs to the first floor landing. The principal reception rooms are the drawing room and dining room. The dual aspect drawing room has French doors opening to the garden and a fireplace with wood burning stove as well as a substantial fitted mirror above. It has a ceiling height of 13'. The dining room is of a similar vein with ceiling heights of 13', a fireplace and windows and French doors opening to the garden. Also off the hallway is a sitting room which is heavily beamed and has windows overlooking the front of the property. There is a brick fireplace with wood burning stove, and understairs storage cupboard. Off the sitting room is a substantial breakfast room with exposed timbers, pamment style tiled flooring and windows to the front of the property. From here there is access to the boot room and also the kitchen. This has high and low level wall units and a two oven Aga. The boot room has windows and door to the exterior and also door to a cloakroom with WC. Also on the ground floor is a cellar which is generally wet. On the first floor are four spacious double bedrooms, one of which has an en-suite shower room and dressing room. In addition, is a particularly large bathroom with shower, bath, WC and hand wash basin. The bedrooms enjoy views over the grounds. From the landing there are two sets of stairs leading to the second floor. These were previously used as staff quarters and there are three rooms, which have exposed floorboards with high levels of insulation.

The property is approached from a no through road onto a drive serving Poplar Farm and it adjacent buildings. This leads to the property itself where there is substantial shingle parking and a concrete drive leading to the side of the house onto a brick paved additional parking area. Here there is a brick built barn, one of which home to the oil fired boiler. Adjacent to this is a garage and to the rear, a pole barn under a corrugated roof that measures 42' x 36'.

The grounds surround the house and as well as more formal gardens with rose bushes and box hedging, there is a substantial pond and in addition, a paddock extending to approximately 1.5 acres. In all, the grounds extend to approximately 3.25 acres.











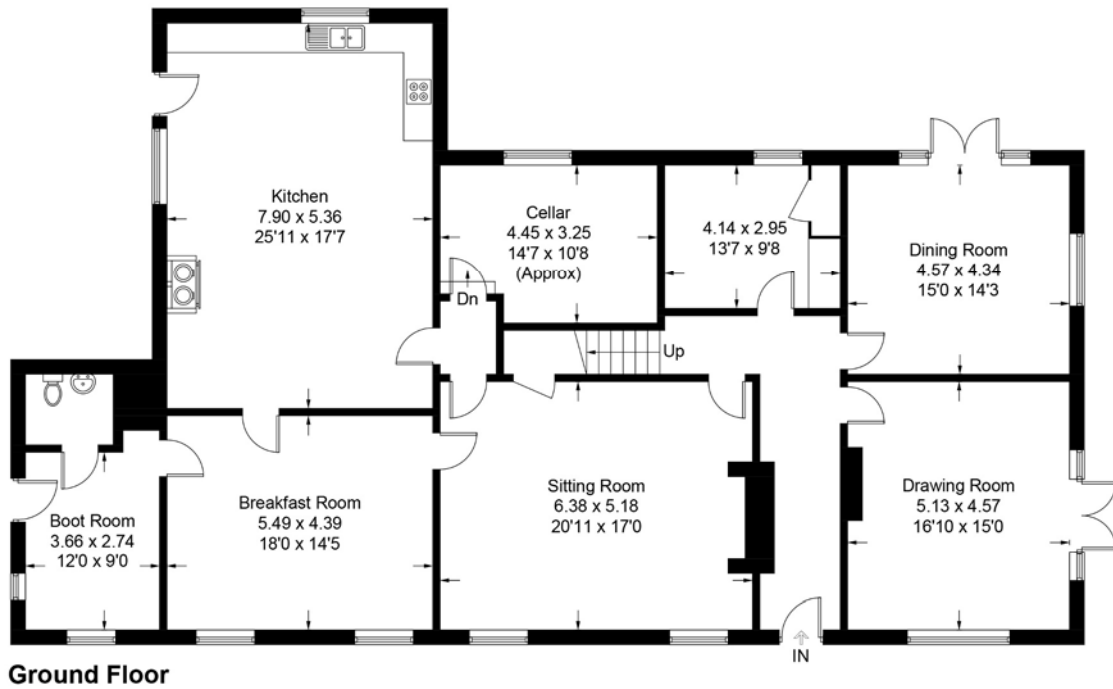






# Poplar Farm, Helmingham

Approximate Gross Internal Area = 360.6 sq m / 3881 sq ft  
(Including Loft)



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Produced for Clarke and Simpson



*Viewing* Strictly by appointment with the agent.

*Services* Mains water and electricity (these are currently via sub meters from the farm. The vendors are investigating installing independent supplies). Modern private drainage system. Oil fired central heating system and Aga.

*Broadband* To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile Phones* To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*EPC* Rating = N/A

*Council Tax* Band G; £3,436.73 payable per annum 2024/2025

*Local Authority* Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

#### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

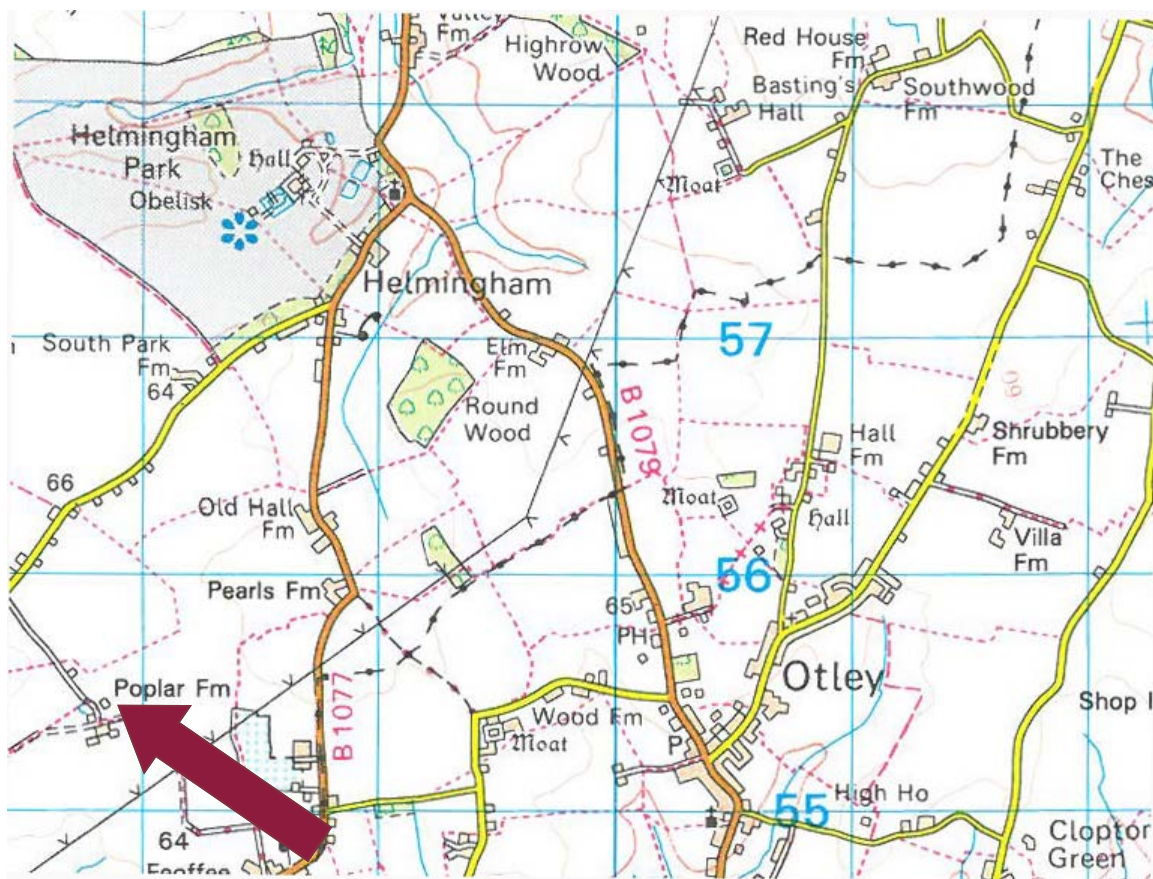
3. The property sits in a very pleasant rural position but it should be noted that it is in the vicinity of farm buildings including pig buildings albeit these are some distance from the property itself.

*July 2024*

**Directions**

From Framlingham, proceed along the B1119 to Saxtead Green. At the T-junction opposite Saxtead Mill, turn left onto the A1120 and proceed through Earl Soham. Take the B1077 on the left hand side signposted to Helmingham and Ipswich and proceed through Framdsen into Helmingham. Having passed the church on the right hand side, take the next road on the right, Gosbeck Road. Just after a mile, turn left onto a road that leads into Poplar Farm where the farmhouse will be found on the left.

What3Words location: ///fashion.river.tightrope



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