

An extended cottage with annexe accommodation, outbuildings and over 4.5 acres of grounds in a wonderfully quiet, rural location near Wickham Market.

Guide Price
£699,500 Freehold
Ref: P7582/J

Low Farm
Byng Lane
Pettistree
Woodbridge
Suffolk IP13 0JE



Low Farm - Entrance hall, open plan kitchen and dining room, sitting room, study, ground floor bedroom and shower room. Two first floor double bedrooms and bathroom.

Annexe Accommodation - Entrance hall/utility room, kitchen/dining room, sitting room, ground floor double bedroom, conservatory, bathroom and cloakroom.

Outbuildings including barn that has been sub-divided for **stabling, garage** and **workshop**.

Formal gardens and grounds, paddocks and woodland extending to approximately 4.65 acres (1.88 hectares) in all.
Planning permission for a detached annexe.

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

Low Farm will be found along Byng Lane, a short distance to the south-west of the centre of Pettistree. The village benefits from a freehouse, The Greyhound (named best local restaurant in Central and East England by the Good Food Guide), an impressive church and easy access to beautiful countryside walks. The thriving village of Wickham Market, with its excellent range of shops and facilities catering for all needs, is just two miles away and, in addition, has a primary school, medical centre and library. The riverside town of Woodbridge provides a further range of local facilities, including excellent state and private schooling, and lies just four miles to the south. The nearby Deben, Ore and Alde estuaries provide a wide range of water sport opportunities and there are a number of golf courses locally in the nearby villages of Ufford and Bromeswell. The A12 dual carriageway is easily accessed and links to the county town of Ipswich (11 miles) and beyond to London's M25, Stansted Airport (via the A120), as well as Cambridge and the Midlands (via the A14). Branch and main line rail services run from Campsea Ashe through to Ipswich and London's Liverpool Street.

Description

Low Farm is an extended cottage with annexe accommodation, outbuildings and benefitting from over 4.5 acres of grounds in a wonderfully quiet, rural location near Wickham Market.

The vendors have been in occupation for nearly 30 years, and during that time have undertaken various alterations and extensions to create the flexible and versatile accommodation of over 2,500 sq ft that Low Farm currently offers. The annexe accommodation was added in 2011 to provide for multi-generational living, and last year planning permission was also obtained to build a detached two bedroom annexe in the garden.

Low Farm also has the wonderful benefit of equestrian facilities, which include approximately 4 acres of paddocks and woodland that adjoin the Byng Brook. There is also a good range of outbuildings including a barn that has been sub-divided internally to create stabling, a workshop and garage.

The property also offers 'eco-credentials' including a 4 KW photovoltaic panel array that subsidises the electricity consumption and generates approximately £2,500 per annum by way of feed-in-tariff. The property also has its own private borehole (in conjunction with a mains water supply) with filtration equipment.



Low Farm



Low Farm



Low Farm



Annexe Accommodation



Annexe Accommodation







Site Plan - Indicative Only



Low Farm, Pettistree

Approximate Gross Internal Area = 235.7 sq m / 2537 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Private borehole. Oil-fired central heating - two boilers, one for the main house and one for the annexe. Private drainage system connected to a soakaway. Photovoltaic panels supplementing the electricity consumption and producing circa £2,500 per annum.

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 = D (Copy available from the agents upon request).

Council Tax Band D; £2,188.65 payable per annum 2025/2026

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

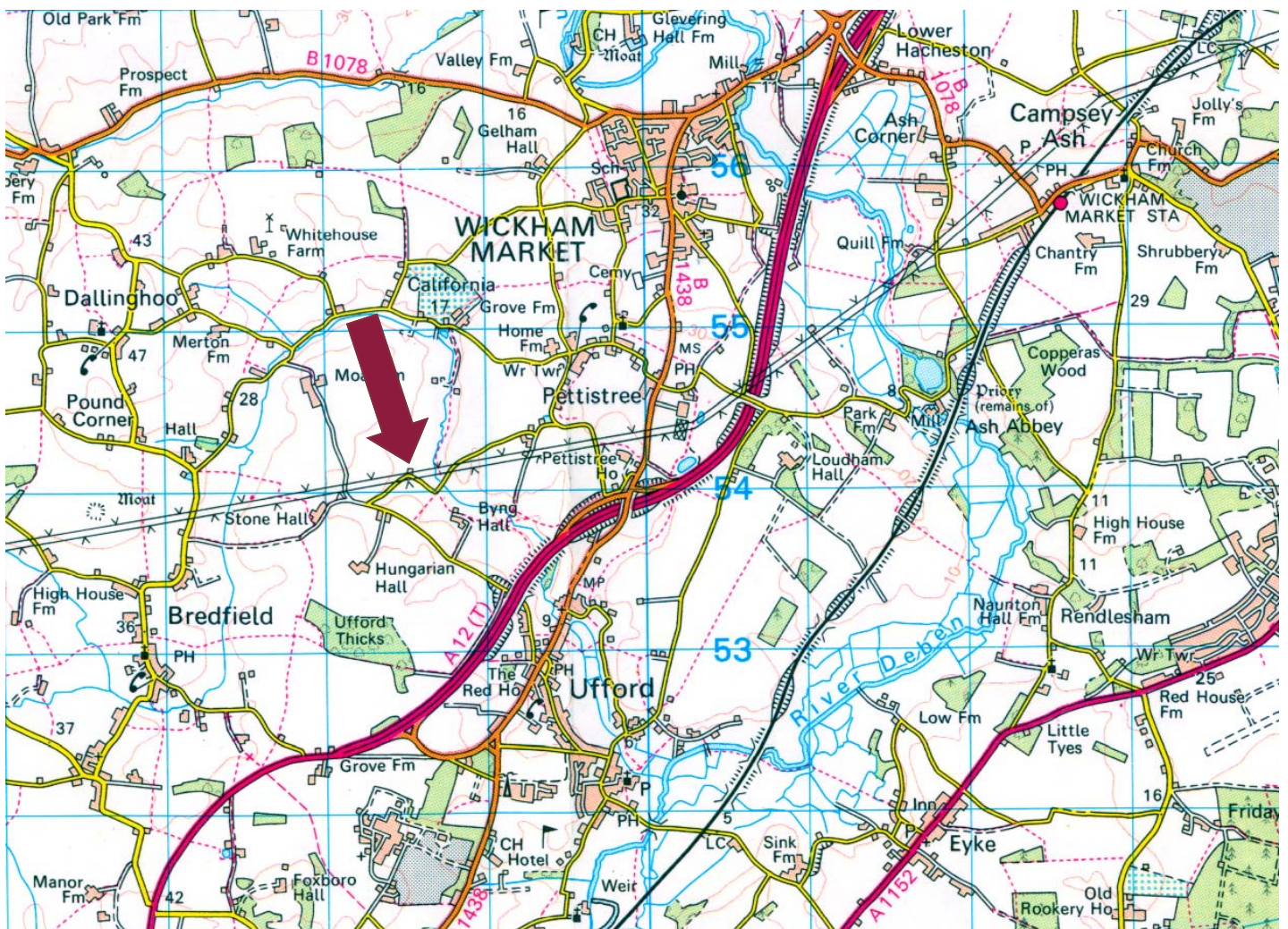
4. Prospective purchasers should also note that overhead power lines cross the property.

April 2025

Directions

Heading south on the A12, take the slip road signposted to Ufford and Melton (the B1438). Continue along this road into the village of Ufford, passing The Crown public house on your right. Take the next left turning into Byng Hall Road. Continue along Byng Hall Road, under the bridge and taking the next turning on the right after approximately 750m into Byng Lane. Continue along Byng Lane where Low Farm will be found a short way along on the left hand side.

What3Words location: [///hiking.depth.calibrate](http://hiking.depth.calibrate)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.