

A farmhouse along with a barn that has permission to be converted to a dwelling, available as a whole or in two lots.

Guide Price
Farmhouse £325,000
Barn £350,000
Freehold
Ref: P7542/C

Lymballs Farmhouse
Lymballs Farm Barn
Lymballs Lane
Darsham
Suffolk IP17 3QH



Lymballs Farmhouse - a house requiring full refurbishment or with scope to be re-built, currently with sitting room, dining room, kitchen, breakfast room, utility room and downstairs wetroom. Four first floor bedrooms and bathroom. Part moated grounds in all extending to 1.25 acres.

Lymballs Farm Barn A historic brick and timber framed Suffolk barn with planning permission to be converted to a single dwelling comprising kitchen/dining room, plant room, utility room, sitting room, study, tv room, four bedrooms, two bathrooms, dressing room and an en-suite. Cartlodge and workshop. Nissen huts. Courtyard and meadow in all extending to 2 acres.

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Location

Lymballs Farm stands in a superb, stand alone position along a small lane within the parish of Darsham. Just 2 miles away is the village of Bramfield with its well known pub/restaurant The Queens Head, and its well stocked village store/butchers. Saxmundham with its choice of shopping is about 6 miles to the south. The villages of Dunwich and Walberswick and the popular town of Southwold are all within easy reach. 'Minsmere' the renowned RSPB bird sanctuary is a great location for both birdwatching and coastal walks. The market town of Halesworth is 5 miles to the north west and provides a good range of local shops and recreational activities. Ipswich, the County town of Suffolk, is 25 miles away and is accessible via by the nearby A12. There are railway stations at Darsham (1.1 miles) with a regular service to London Liverpool Street station, via Ipswich.

Description

Lymballs Farm is offered as a whole property or in two lots as follows:

Lymballs Farmhouse - Guide Price £325,000

The original farmhouse is of brick and timber framed construction with rendered rear elevations under a tiled roof. It now requires complete renovation. It is anticipated that the local planning authority may look favourably upon an application to demolish the existing dwelling and to build a new house upon its footprint. However, this has not been investigated by the vendors nor agents.

A front door leads into a hallway where stairs rise to the first floor landing. Doors lead to a dining room and also a sitting room, both of which have far reaching field views. Off this is a kitchen with stairs leading to one of the first floor bedrooms. This leads to a breakfast room and also a utility room. At the rear of the house is a hall and wet room. From the first floor landing there is access to the four bedrooms, all of which are doubles. There is also a bathroom.

Gardens surround the house and over the driveway there is access to a moated meadow which is recorded as a Scheduled Monument. In all, the grounds extend to approximately 1.25 acres.



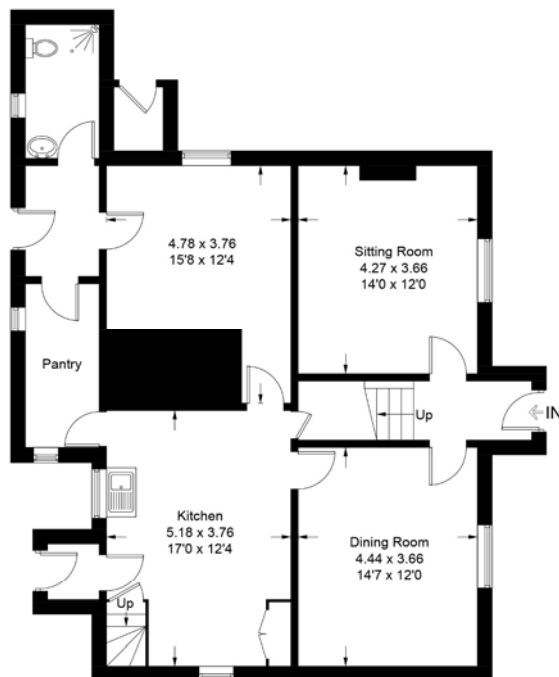




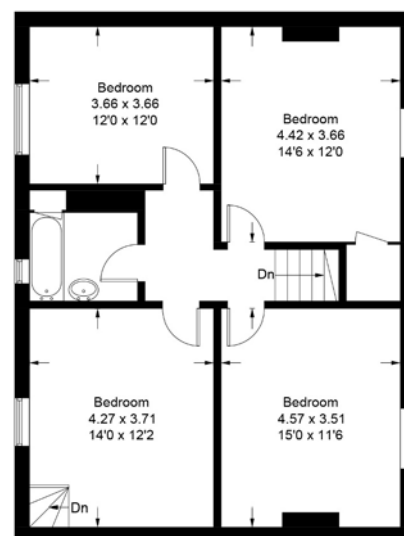


Lymballs Farm, Darsham

Approximate Gross Internal Area = 170.9 sq m / 1839 sq ft
(Excluding External Store)



Ground Floor



First Floor

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Produced for Clarke and Simpson

Lymballs Farm Barn - Guide Price £350,000

Lymballs Farm Barn is an impressive brick and timber frame building. Of particular note is its south-west facing inner courtyard which many of the rooms will overlook. East Suffolk Council granted Planning Permission under Reference DC/24/2824/FUL on the 5th February 2025 for the conversion of the barn to provide a single dwelling house and for the construction of a new cart lodge. The converted barn will extend to approximately 3745 sq feet (348 m²). Some of the associated plans are included within the particulars but further documents are available from the East Suffolk Council planning website. The converted barn will have the immediate gardens but also a meadow which contains two nissen huts. The grounds extend to approximately 2 acres. It should be noted that an incoming purchaser will be liable for any Community Infrastructure Levy (CIL) which is currently set at £4,995.99. It is understood this figure is indexed linked. However, it may be possible for an owner/builder to apply for an exemption. Interested parties should carry out their own research with regard to CIL.

It is understood that there is a Biodiversity Net Gain liability (BNG) and interested parties will be responsible for any costs/works.

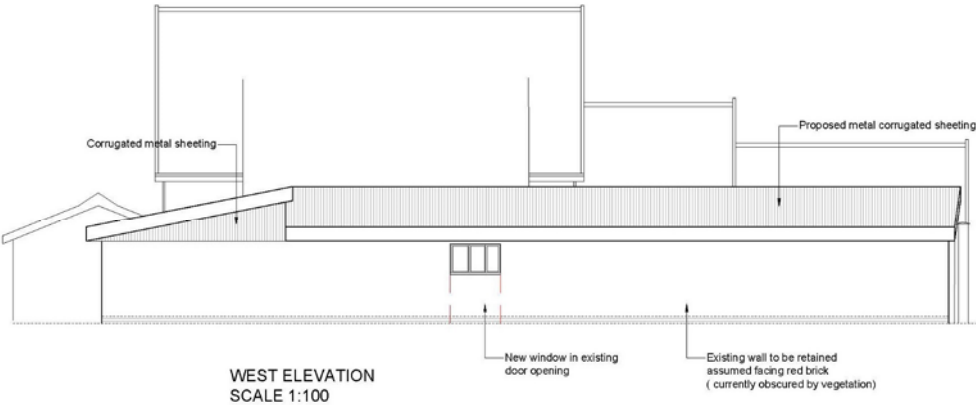
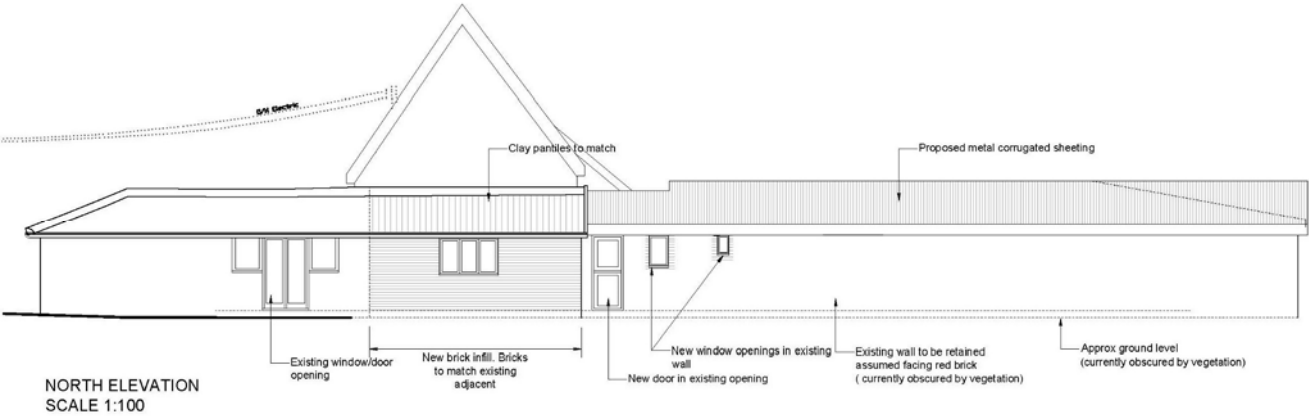
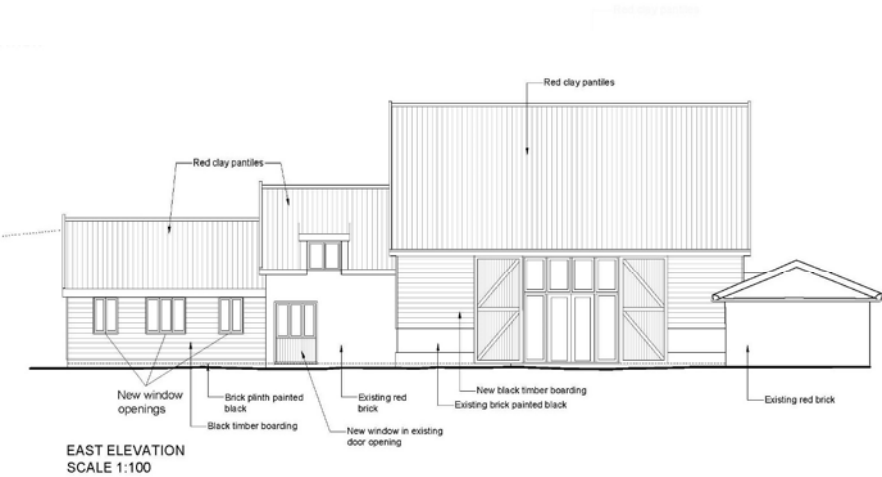
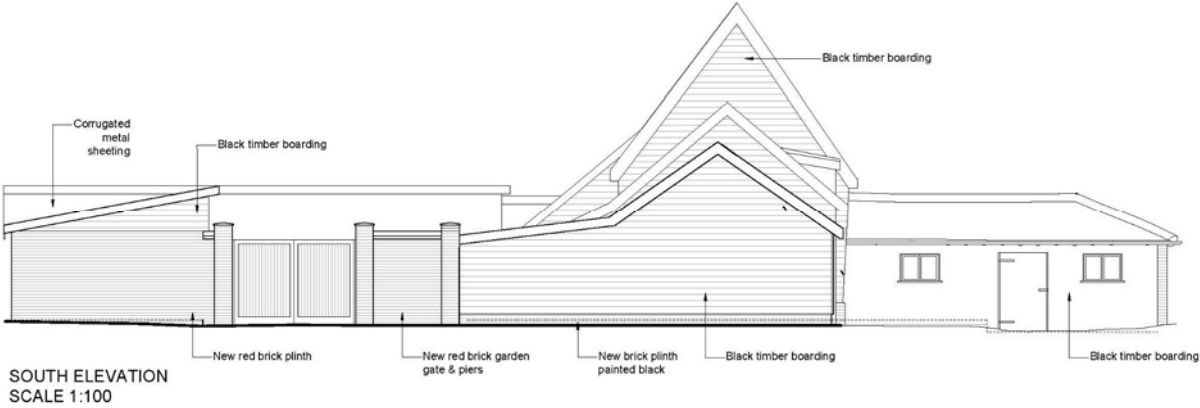




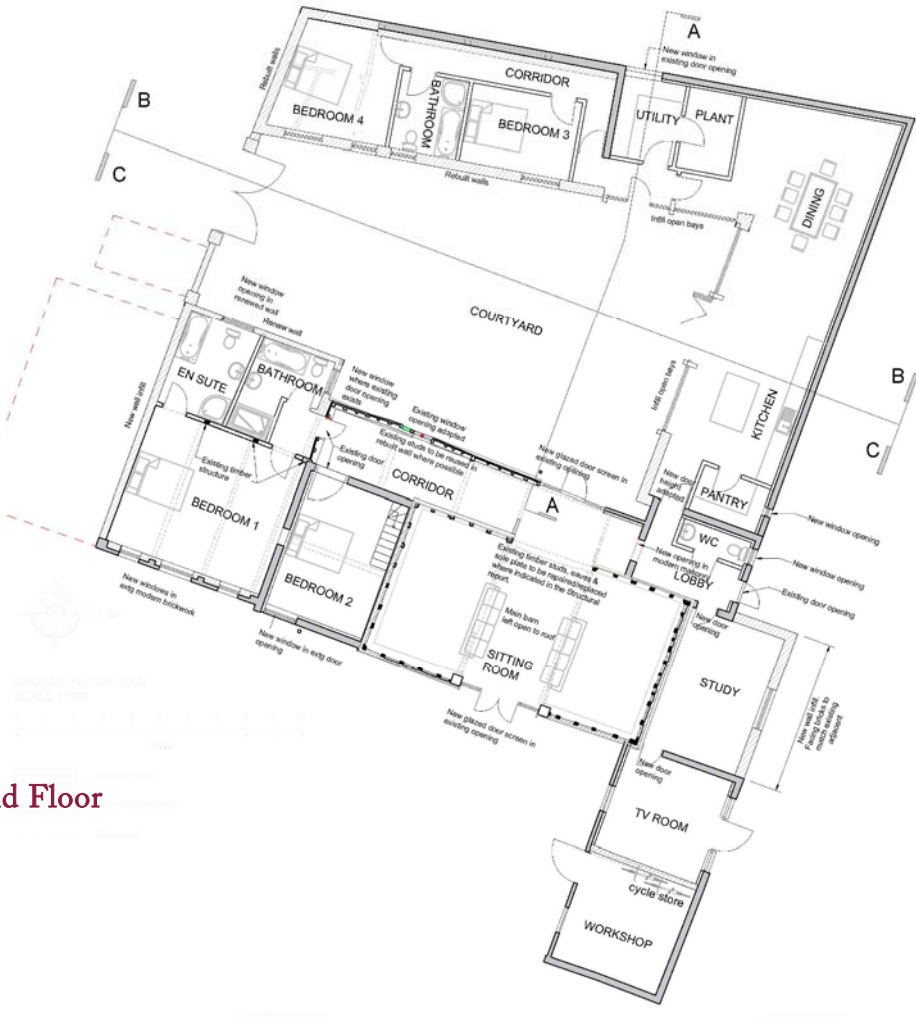
Sale Plan



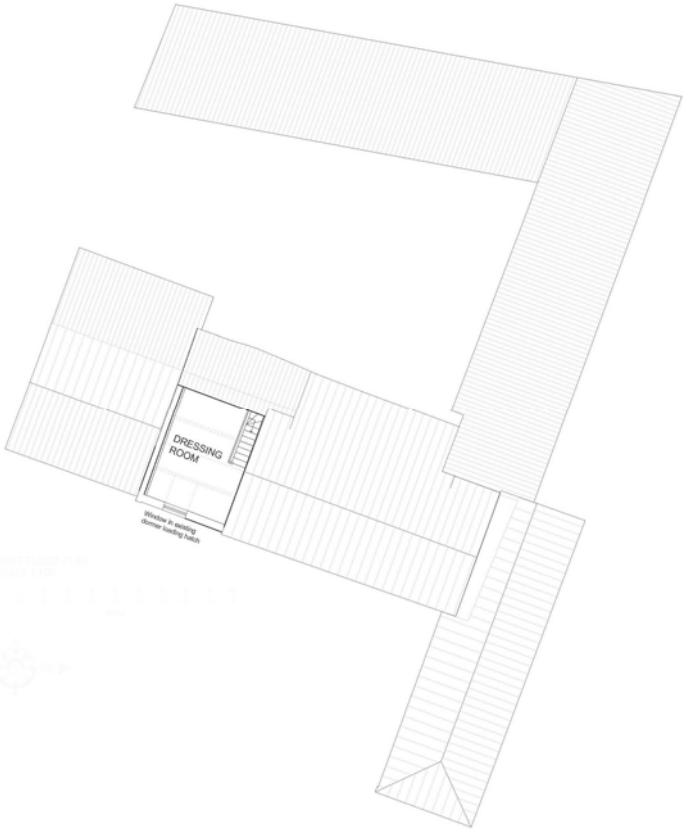
Proposed Elevations



Proposed Floorplans



Ground Floor



First Floor



Viewing Strictly by appointment with the agent.

Services

Electricity - It is understood that the electricity that solely serves the farmhouse is not currently connected but can be re-connected by the electricity board as and when the house is made safe. There is no electricity supply connected to the barn and interested parties should carry their own research with regard to connection viability and costs.

Water - There is currently one water supply to the property which runs across the barn's meadow to the barn itself and then spurs off to the farmhouse. It is understood, however, that there it is a private pipe from the property to the meter which is approximately half a mile down the road. It runs through the adjacent farmers field and there is currently a leak (the pipe is turned off at the meter stop cock). An incoming buyer will therefore wish to either install a new pipe/s or, it may be simpler/more cost effective to install a bore hole/s.

Drainage - The farmhouse has a basic septic tank which a buyer will need to replace.

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 = Farmhouse = G (Copy available from the agents upon request)

Council Tax Farmhouse - Band F; £3,122.30 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.

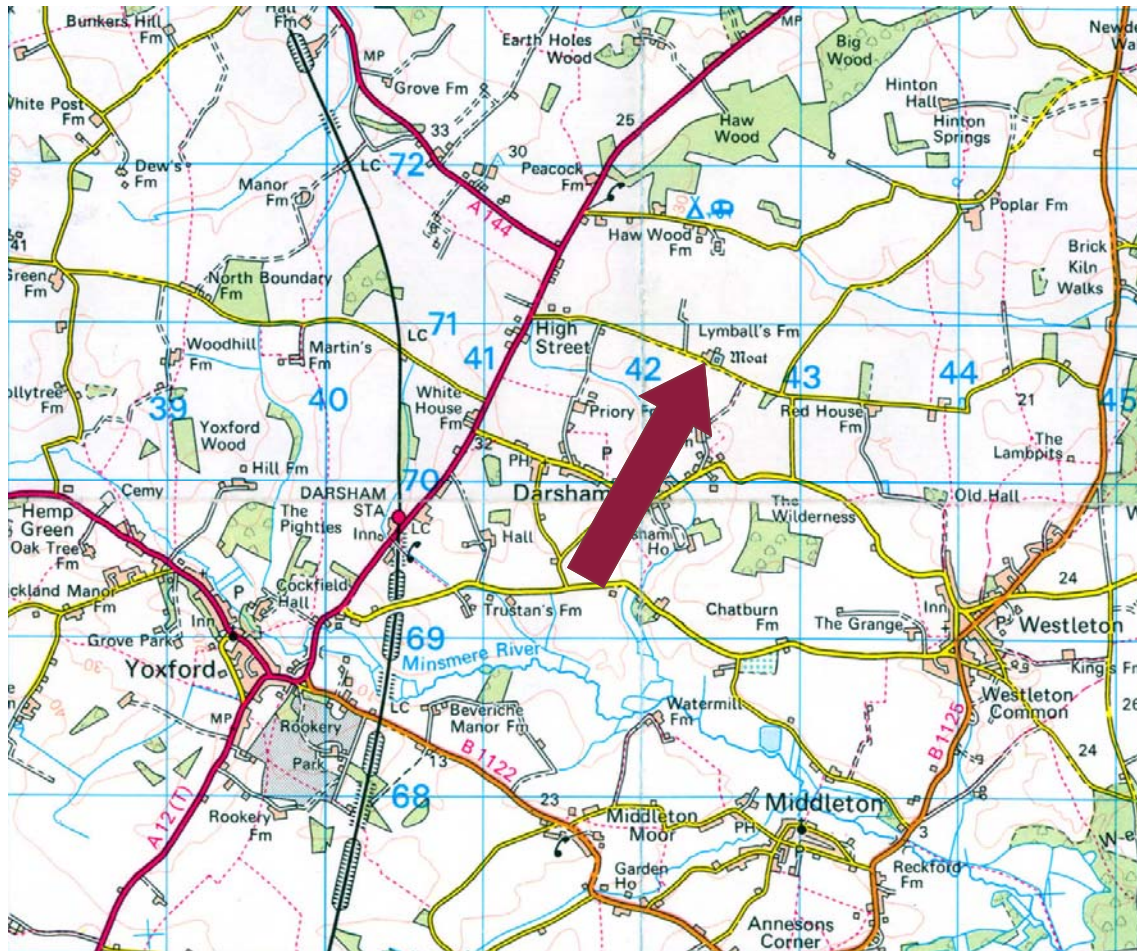
3. Parts of East Suffolk are impacted by infrastructure schemes such as Sizewell C, Sealink and Lionlink. There are various websites showing which areas may be impacted.

April 2025

Directions

Heading north on the A12, proceed through Yoxford. Proceed over the railway line at Darsham passing the Jet petrol station on the right. Continue along the A12 taking the second road on the right, Lymballs Lane. Continue down the lane where Lymballs Farm will be found on the left hand side.

What3Words location: ///correctly.drift.lofts



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