



**Read Hall
Mickfield
Suffolk**

**DAVID
BURR**



Read Hall, Norwich Road, Mickfield, IP14 5LU.

Mickfield is a small, friendly village with a community hall and playing fields. Just 3 miles away, Debenham offers a Co-op, doctors surgery, dentist, butcher, pubs, post office, and leisure centre. Rail connections to London Liverpool Street are available from Stowmarket (6.5 miles), Diss (13.5 miles), and Ipswich (13 miles), while the A140 provides easy links to the A14 and A12.

A rare opportunity to own one of Suffolk's most historic and picturesque homes, where centuries of heritage blend seamlessly with the comforts of modern living. Tucked away at the end of a private half-mile drive, Read Hall offers a truly idyllic lifestyle — a medieval manor house surrounded by moated gardens, meadows and countryside, complete with a charming guest cottage and versatile oak-framed barn. Whether entertaining in its magnificent vaulted rooms, retreating to the tranquillity of the grounds, or welcoming family and friends to the cottage, this is a home that delivers privacy, character and timeless Suffolk charm in abundance.

Tucked away at the end of a private half-mile drive, Reads Hall offers a truly idyllic lifestyle — a medieval manor house surrounded by moated gardens, meadows and countryside.

Key Features

- Approached via a private half-mile drive, creating an exclusive setting of peace and privacy
- Grade II* listed medieval manor house with 15th Century origins
- Wealth of period detail: exposed timbers, Tudor brick floors, leaded-light windows and open fireplaces
- Vaulted first-floor sitting room with medieval roof timbers and rare smoke-blackened crown post
- Read Hall Cottage – a detached two-bedroom cottage with decking, hot tub and meadow views
- Modern oak-framed Suffolk barn (49ft x 25ft), constructed in 2020
- Beautiful landscaped gardens with lawns, part-moat and mature trees
- Orchard with apple, walnut and pear trees
- Two acres of meadow with far-reaching countryside views
- Grounds and gardens extending in all to 4.75 acres

Description

Approached via a half-mile private drive and surrounded by open farmland, **Read Hall** enjoys an oasis-like setting amidst part-moated gardens and grounds extending to 4.75 acres.

Listed Grade II*, the Hall is a distinguished medieval manor house, understood to date from the mid-15th Century. Altered and extended during the 16th and 17th

Centuries, including the addition of a cross-wing Tudor brick chimney, the property was lovingly restored in the 1970s and has been meticulously maintained since.

The house remains a remarkably complete example of a medieval manor, retaining a wealth of period features: exposed timbers, Tudor brick floors, leaded-light windows, oak boarded floors and doors, and impressive open fireplaces. An original newel staircase provides further historic character.

A highlight is the vaulted first-floor sitting room, open to the roof apex, displaying the medieval roof timbers and a rare smoke-blackened crown post. Many rooms enjoy sweeping views over the surrounding gardens and countryside. The house is warmed by modern electric heating and three high quality Jotul wood-burning stoves, ensuring comfort alongside its history.

Read Hall Cottage, positioned to the east, was previously a successful holiday let generating strong levels of income. With views across the meadow and farmland, it offers a fitted kitchen with Esse cooking range, a large sitting room, two bedrooms, bathroom, and a decking terrace with hot tub — perfect for guests, family or rental use.

The grounds are a delight. Wrought iron gates open to a shingle driveway lined with mature poplars and the sweeping moat, leading to a parking and turning area. Landscaped gardens are enclosed by hedges and trees, with expansive lawns and an orchard of apple, walnut and pear. Beyond the moat, overhung with willow and ash, lie two acres of meadow with far-reaching views of the Suffolk countryside.

Read Hall, Norwich Road, Mickfield, IP14 5LU.

Completing the setting is a **modern oak-framed Suffolk barn (49ft x 25ft)**, constructed in 2020, offering versatile use for garaging, storage, or leisure.

SERVICES: Sewerage treatment plant replaced 2021, mains water, modern electric underfloor heating downstairs and panel heaters upstairs, wood burners and open fires.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – G

EPC RATING: TBC.

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

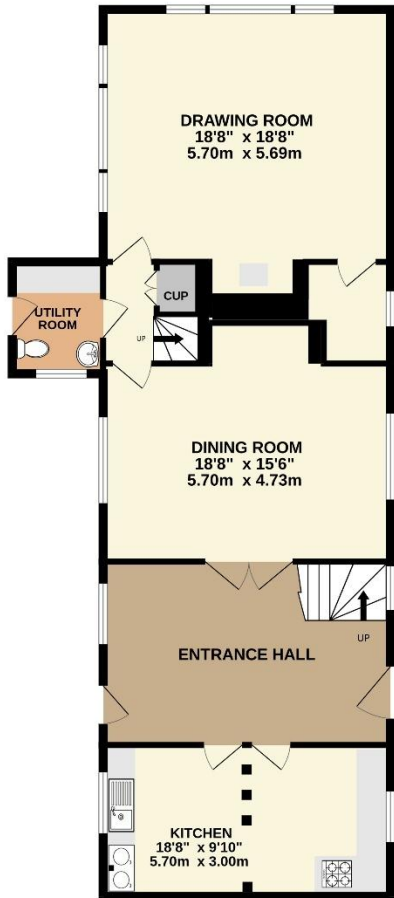
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



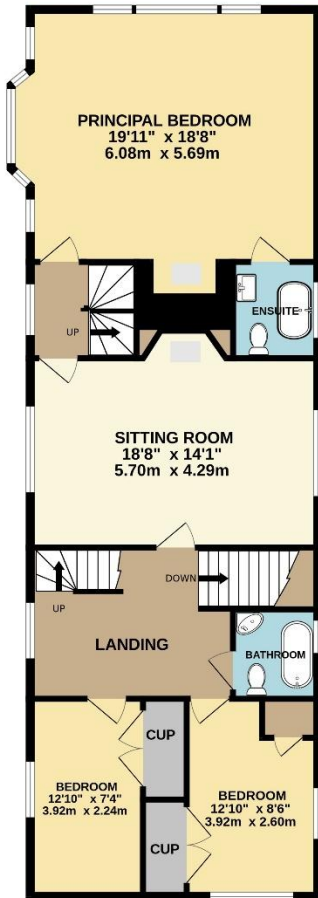




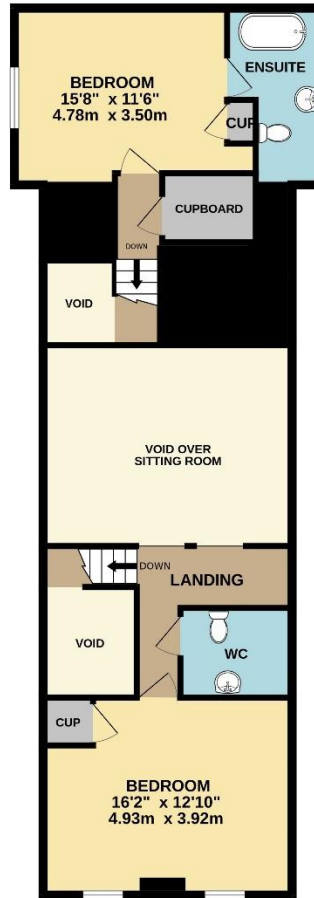
GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



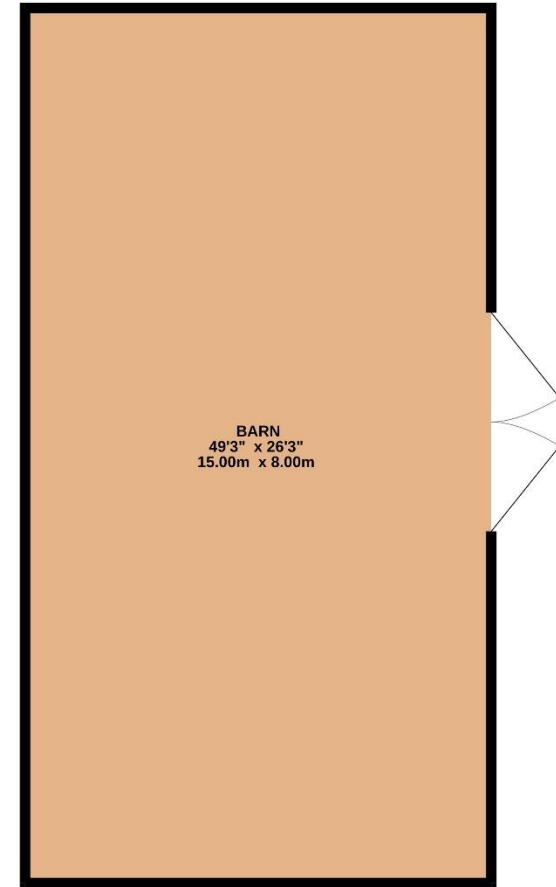
2ND FLOOR
892 sq.ft. (82.8 sq.m.) approx.



ANNEXE
898 sq.ft. (83.4 sq.m.) approx.



BARN
1292 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Main Accommodation: 3075 sq.ft (283.9 sq.m) - Annexe: 898 sq.ft (83.4 sq.m) - Barn: 1292 sq.ft (120 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

