

MARTLEY HALL ESTATE

EASTON // SUFFOLK



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*Framlingham - 2.9 miles | Woodbridge - 9.5 miles | Aldeburgh - 14.2 miles | Ipswich - 16.6 miles (London Liverpool Street from 52 minutes)
(All distances and times are approximate)*

*‘An outstanding residential stud renovated to an exceptional standard, set in
a private position surrounded by 137 acres.’*

Impressive, moated country house with six bedrooms

Leisure complex with indoor pool, steam room, sauna, jacuzzi spa, treatment room and games room

Entertaining space with bar, pavilion and kitchen, BBQ area, croquet lawn and two pétanque courts, within a walled garden

Three 2 bedroom cottages | One 1 bedroom cottage | Guest complex with four ensuite bedrooms, a sitting room and kitchen

Modern office space with 18 desks and boardrooms | Two high-speed fibre lines | Warehouse

Olympic sized indoor arena with viewing gallery, cafe and commercial kitchen | Outdoor arena | 31 stables | Vets room

4 heated foaling boxes with CCTV | Horse walker | Two all weather turnout paddocks | Grooms flat

Four bay garage with EV charging | A range of modern farm buildings, storage and workshops

Formal grounds | Folly | Grade II Listed Serpentine Wall | Post and rail paddocks | Woodland

Approximately 137 acres

For sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.



SITUATION

Situated on the northern edge of the village of Easton in Suffolk, the Martley Hall Stud is set in stunning parkland and Suffolk countryside within walking distance of Easton village itself. The estate is in an incredibly private position, with views over your land.

Easton offers an excellent pub, primary school, cricket club and Wickham Market and Framlingham, which can both be reached in approximately 5 minutes, offer supermarkets, a range of shops, doctors' surgery and a post office.

TRANSPORT

Martley Hall is just 3 miles from the A12 giving good access south to Woodbridge and north to Southwold. Ipswich can be reached in less than 30 minutes and offers regular trains to London and Norwich.

SCHOOLING

There is an excellent selection of private and state schools in the area, including Framlingham College, Thomas Mills, Woodbridge School, Farlingaye High School, Finborough School and St Felix School.

ACTIVITIES

Nearby activities include Easton Farm Park, Framlingham Castle, Snape Maltings, Southwold with the Adnams brewery and harbour, Minsmere Nature Reserve, Dunwich beach, Aldeburgh golf club and Woodbridge golf club.

RESTAURANTS

White Horse Easton, Watson and Walpole, The Crown Framlingham, Greyhound Inn Pettistree, The Suffolk Aldeburgh, The Crown Ufford, Turks Head Hasketon and Number 1 Gastro Pub in the UK, The Unruly Pig, Bromswell.



HISTORY

The first Earl of Rochford bought the Easton Estate in 1708 which Martley was a part of. The 4th Earl Rochford married the widow of the 5th Duke of Hamilton and when their son, the 5th Earl Rochford, who enclosed the park with the serpentine wall, still to be seen today, died without issue the Easton Estate passed down the family to the 10th Duke of Hamilton in 1830. The 12th Duke and Duchess of Hamilton moved into Martley Hall in 1895 just before the Duke's death. Prior to their move they had extended Martley Hall with two arts and crafts wings. The eastern estate was broken up and sold in lots in 1919 and the Easton parkland was transferred into Martley Hall ownership leaving the mansion house standing within only a few acres. In 1924 the main mansion was demolished and many of the artefacts were removed and incorporated into Martley Hall and other local houses in the area. The current owners underwent extensive renovations and construction in 2019, with Tedd Ridge as the architect and Blue Door Construction on the build.



MARTLEY HALL

The house has gone through some changes since it was first built on the site of a much older house dating back to the Domesday Book. The Moat that surrounds the current house dates back to that period. The Arts & Crafts extensions to the house that were built in the 1890's provide excellent additional living space and give the house a note of grandeur.

The attention to detail carried out in the current works to the house has resulted in an impressive finish to all rooms and the materials used are of the highest quality. There is an AV system to the majority of the rooms with smart lighting and heating, a state of the art security system, underfloor heating to the ground floor and leaded windows.

The front drive leads you over the moat to a gravelled parking area at the front of the house. There are two foot bridges over the moat and one vehicle bridge.

Through the front porch you enter the reception hall with limestone flooring and exposed oak timbers and lime plaster walling. Off the entrance hall lies the sitting room, drawing room, study, dining room and kitchen. The kitchen benefits from stunning views over the moat towards the parkland. Off the kitchen, there is a large utility room/back-kitchen, gym, safe room, boot room and conservatory with access to the terrace. The cellar can be accessed from the main entrance hall and has climate control for wine storage.

On the first floor, the principal wing is to the east with a large bedroom, dressing room and ensuite bathroom. There are a further 4 ensuite bedrooms and a small double bedroom and family bathroom.



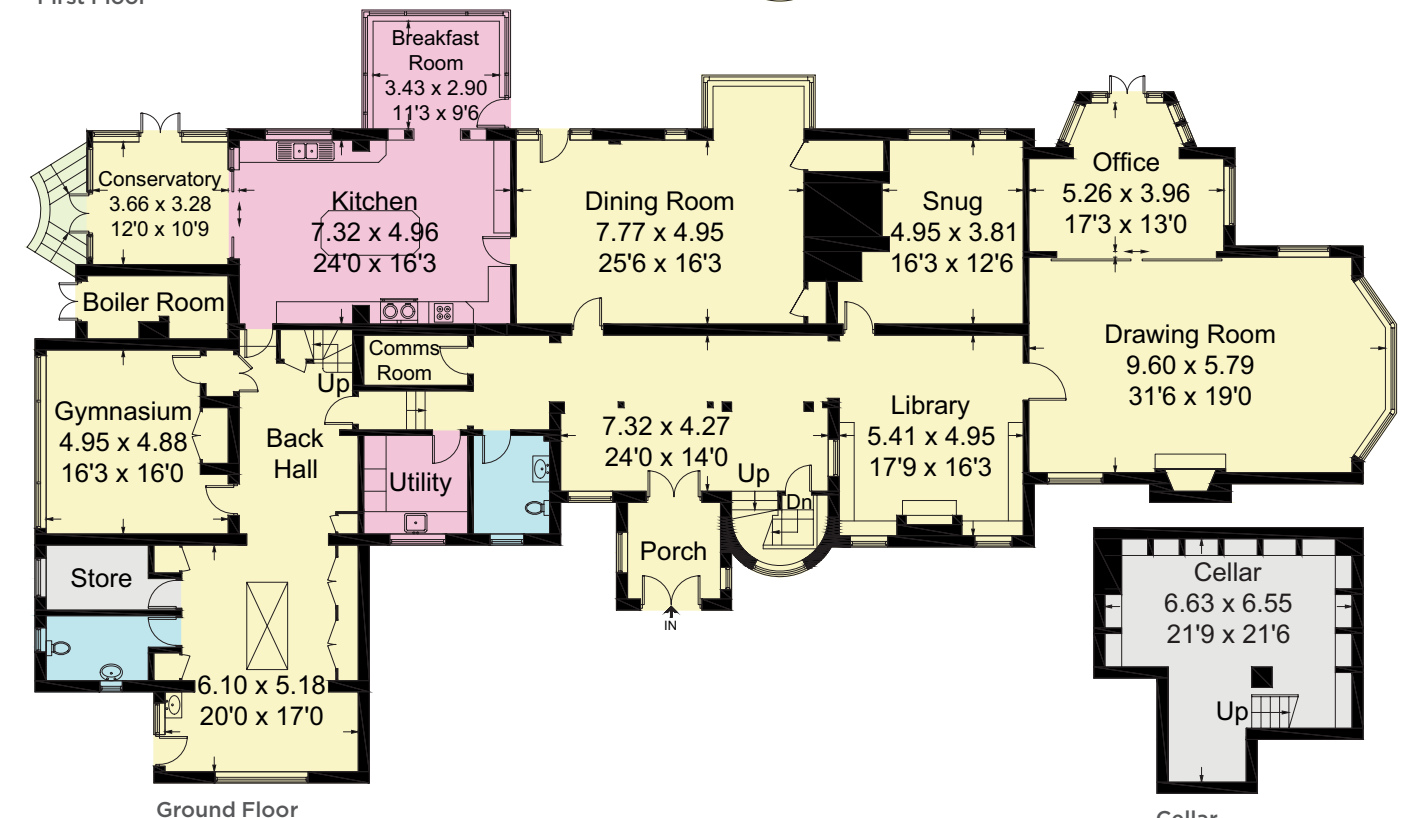
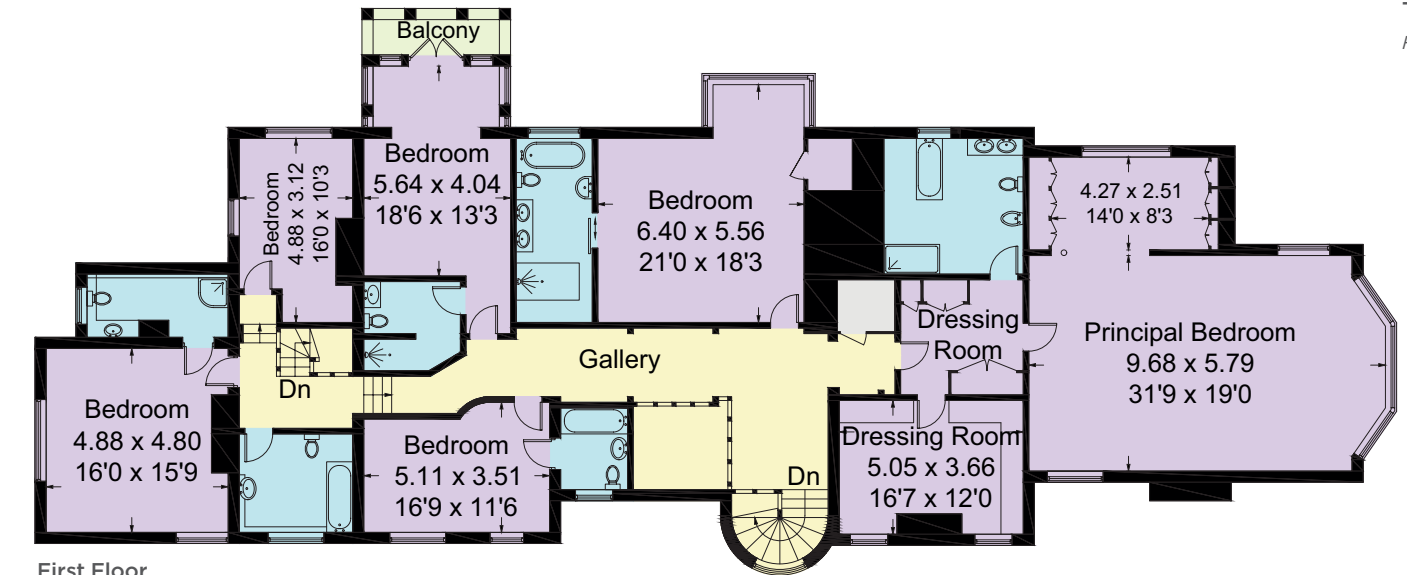






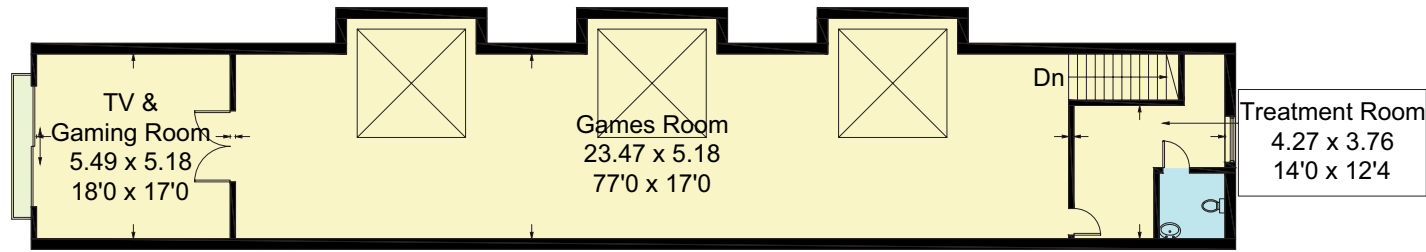
MARTLEY HALL FLOOR PLAN

Approximate Gross Internal Area:
 House - 742.9 sq m (7,996 sq ft)
 Cellar - 34.1 sq m (367 sq ft)
 Total - 777.3 sq m (8,367 sq ft)
 For identification only. Not to scale.



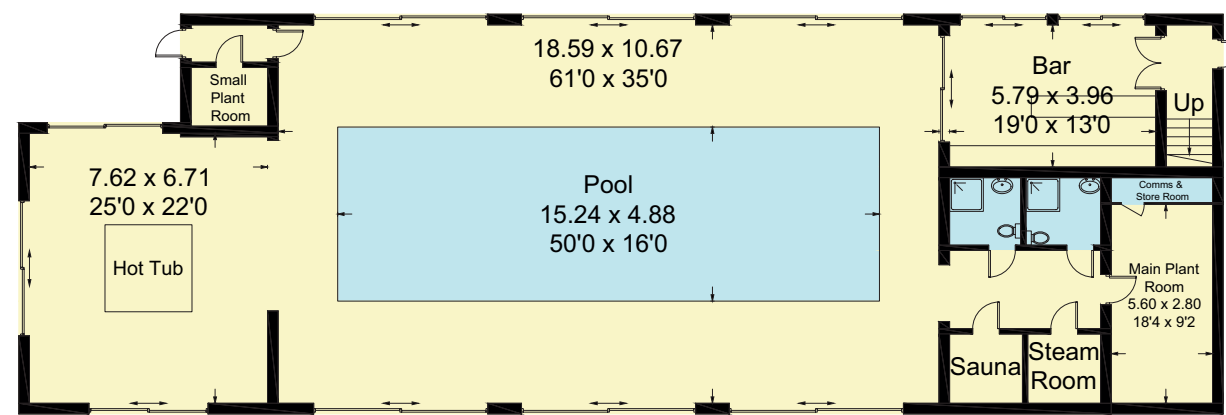
LEISURE COMPLEX

Across the moat to the rear of the house is the walled garden which has undergone extensive refurbishment to create a stunning garden with 2 pétanque courts, a croquet lawn, pavilion kitchen and an indoor swimming pool complex. The pool complex benefits from stunning views over the walled garden and to the rear, over the paddocks. There is a modern, fully equipped bar, his-and-her changing facilities, infra-red sauna, heated 15m pool and a jacuzzi. Upstairs, a treatment room and large games room running the length of the building.

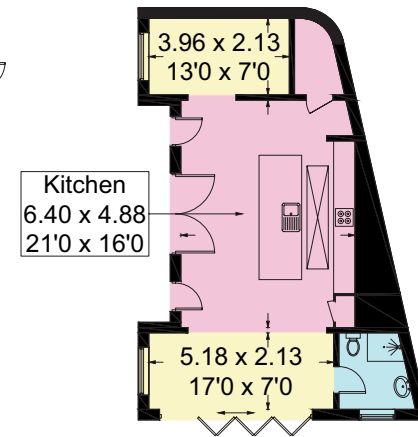


First Floor

Approximate Gross Internal Area:
Pool Complex & Pavilion - 596.9 sq m (6,425 sq ft)
*For identification only. Not to scale.
Buildings not shown in actual location/orientation.*



Ground Floor



Pavilion



GARDEN AND GROUNDS

The landscaped lawns flow seamlessly into the estate grounds and are complimented by the two show gardens both landscaped by Luke Haydon Gardens. The Walled garden and the Italian Courtyard have both been enjoyed during village open gardens.

Set in the grounds is a tennis court and half basketball court.

The Folly that is positioned on the edge of the woodland in sight of Martley Hall was the Folly to Easton Manor. It was transferred with Easton Park in the 1920's to Martley Hall and with some restoration could be used for entertaining.





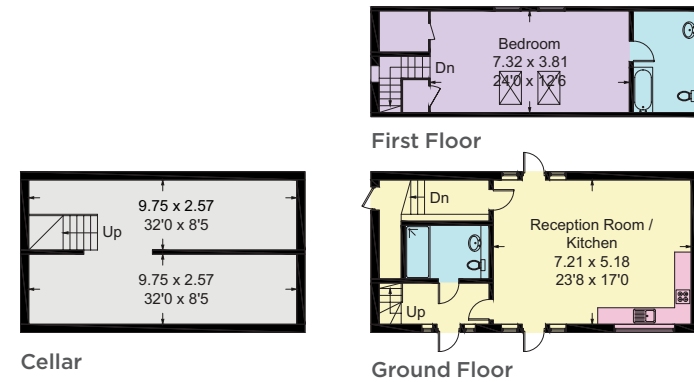
ADDITIONAL PROPERTIES

THE ANNEX

On the front drive was a garage which has been converted to a one bedroom staff annex. Below the annex is a cellar accessed through a separate external door.



Approximate Gross Internal Area:
The Annex - 153.8 sq m (1,655 sq ft)
For identification only. Not to scale.

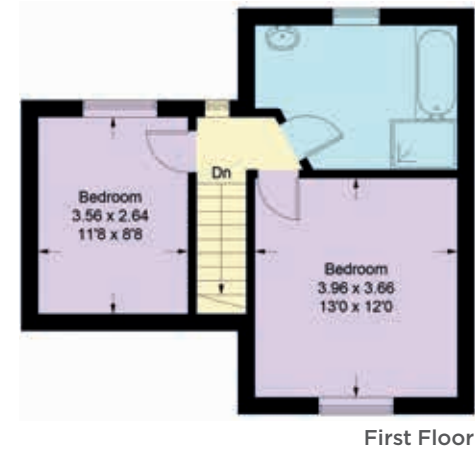
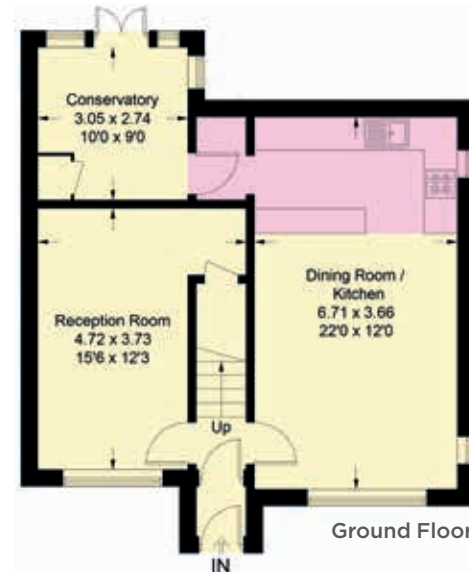


1 & 2 MARTLEY HALL COTTAGES

There is a pair of semi-detached cottages adjacent to the stables, each with 2 bedrooms, bathroom, kitchen and living room. These

provide excellent accommodation for grooms and estate staff.

Approximate Gross Internal Area:
1 & 2 Martley Hall Cottages - 92.3 sq m (993 sq ft)
For identification only. Not to scale.



GROOMS COTTAGE

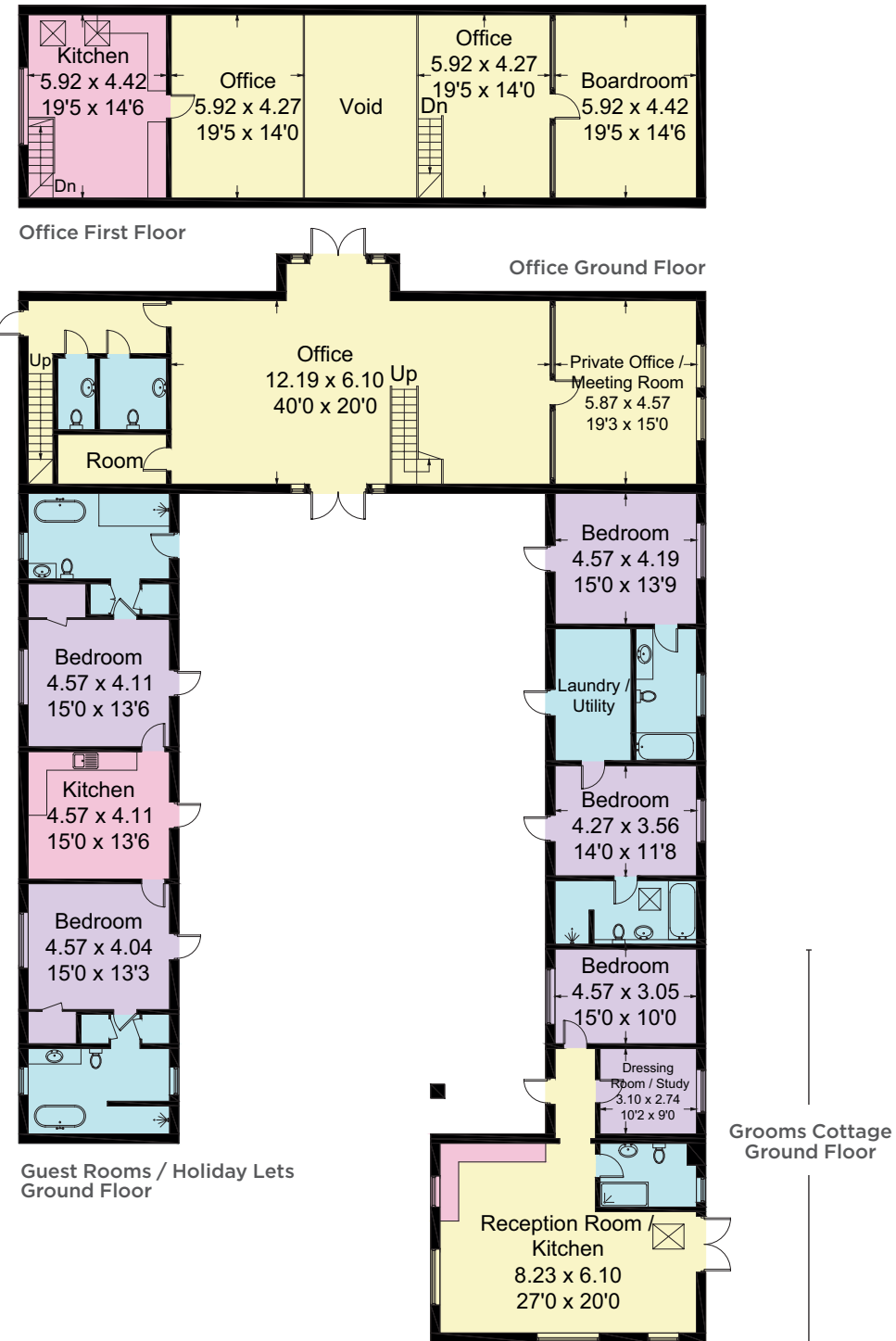
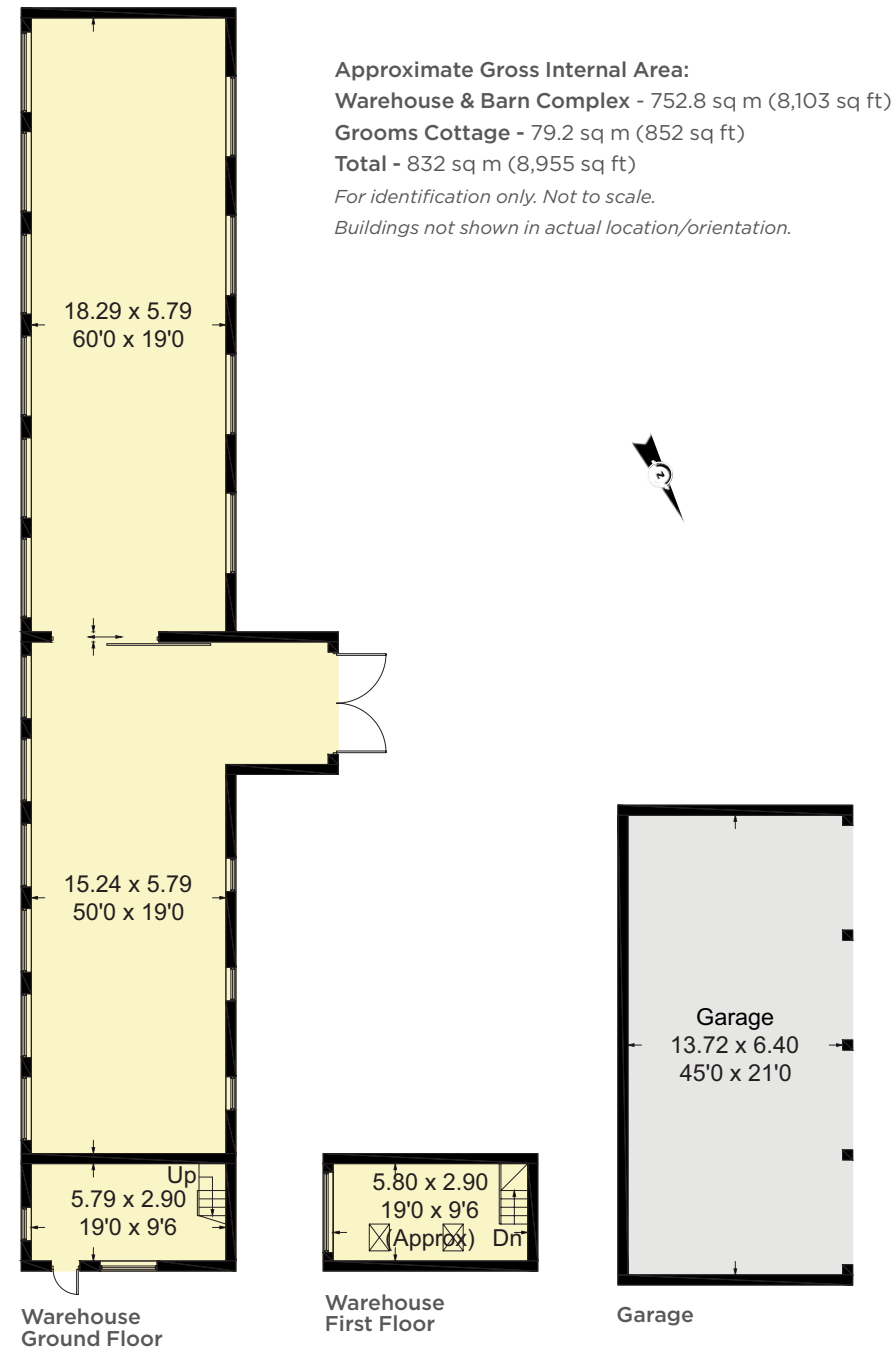
Opposite the walled garden is a converted stable courtyard which includes a Grooms Cottage with one bedroom, a study/dressing room that can be turned back into a second bedroom, bathroom and large reception room and kitchen with a private garden to the rear overlooking the pond.



GUEST ROOMS / HOLIDAY LETS

There are a further 4 rooms in the Italian style courtyard garden (designed by Luke Haydon) with ensuite bathrooms, two interconnecting with a sitting room/kitchen. These are perfect for guests or to be run as holiday lets.





OUTBUILDINGS

The back drive is accessed further down the road and controlled via electric gates and has CCTV on both gates and around the estate. There is a four bay garage off the back drive, with two EV charging points. There is a large parking area which is suitable for staff or guests.

The timber-clad Suffolk barn has been converted to a modern office block in immaculate condition. The office features 2 mezzanine board rooms, 18 desks, a kitchen, WCs, and benefits from two high-speed fibre lines. The office space is ideal for running a business from home, or to be let to a local business under a commercial lease.

Beyond the barn is another barn which has been converted to a warehouse with two large store rooms, one of which is heated, both with solar control window films to regulate the temperature, ideal for storage of food or beverages.

The back drive continues round the back of the buildings, past the equestrian facilities before arriving at a hidden parking area behind the indoor arena. This access is suitable for equestrian use, as well as agricultural machinery and deliveries.

The farm buildings adjacent to the arena here include a steel and timber storage barn with roller shutter doors for the stud machinery and further hay and feed storage. Within this, there is a workshop. To the rear, there is a woodchip store for the biomass boiler.





EQUINE FACILITIES

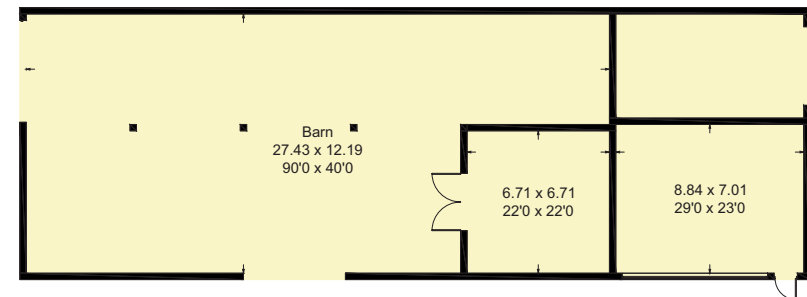
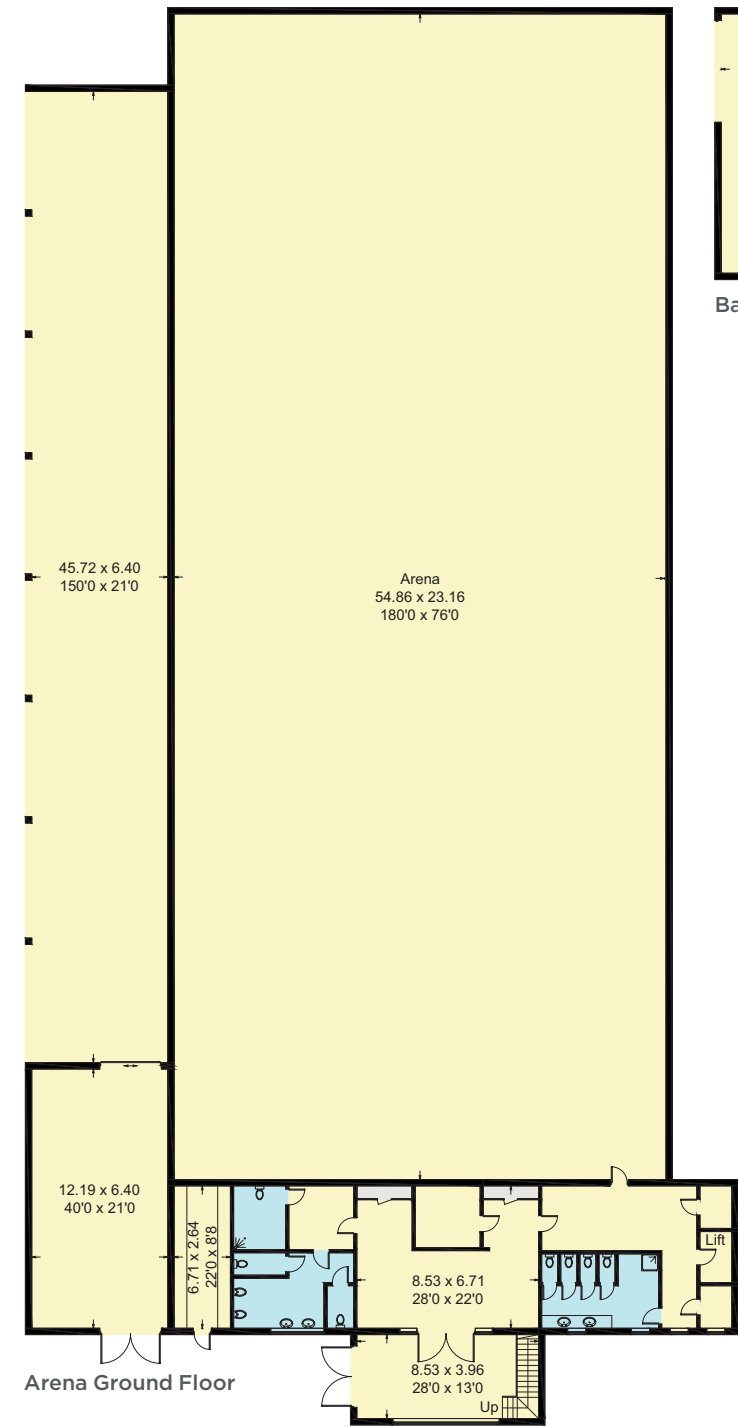
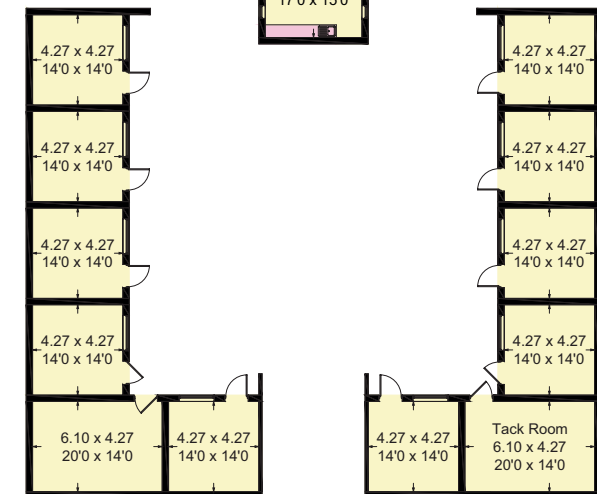
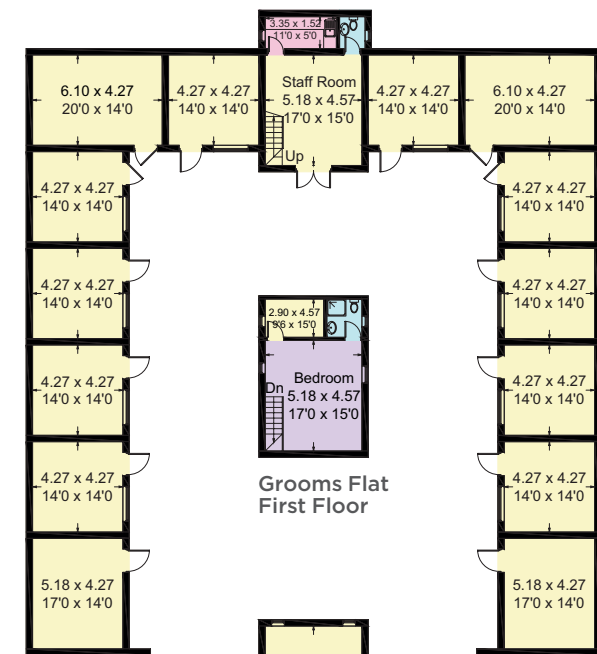
Martley Hall Stud is a family run business, offering superb equine facilities and over 45 years of combined experience in thoroughbred management, care and breeding.

The equine facilities at Martley Hall Stud are state-of-the-art with an impressive Olympic sized indoor arena measuring 62m x 24m with an Equestrian Surfaces surface, 24 boxes, an outdoor arena and covered horse walker.

The BD award winning indoor arena has further space inside the building for an entertaining suite, with offices, changing facilities, commercial kitchen and viewing gallery and cafe area complete with a sound system and judge's box.

The brick stable yard has been built with 24 loose boxes, 4 heated foaling boxes with CCTV, stallion pen, grooms flat with windows over the foaling boxes, veterinary room and weighing machine. There are a further 7 'American Style' boxes along one side of the arena.

Opposite the yard, down a tree-lined track is an outdoor arena with box hedging. Behind the yard there are 3 all-weather turnout paddocks, a covered 5 stall horse walker and lunging ring.



Approximate Gross Internal Area:
Equine Facilities - 3,095.9 sq m (33,324 sq ft)
*For identification only. Not to scale.
 Buildings not shown in actual location/orientation.*





LAND

The land extends to 137 acres and consists of a slowly permeable base-rich loamy clay soil, ideal for grass which the land is mainly down to with about 46 acres of woodland in addition. There is a Woodland Management Plan in place.

Great thought has gone into the layout ensuring that the nursery paddocks and stallion paddocks are close to the stables and the remainder of the land is divided into manageable fenced paddocks. The paddocks all have water plumbed to them.



GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath on the northern boundary behind the woodland.

EMPLOYEES

The purchasers will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Details of current employees are available from the selling agent.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

SERVICES

Private water, mains water to the pool house, mains electricity and wood-chip biomass heating with private drainage.



FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC RATINGS

Martley Hall - E

The Annex - C

Grooms Cottage - C

1 Martley Hall Cottages - D

2 Martley Hall Cottages - D

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

LOCAL AUTHORITY

Suffolk County Council

COUNCIL TAX BAND

Band G

POSTCODE

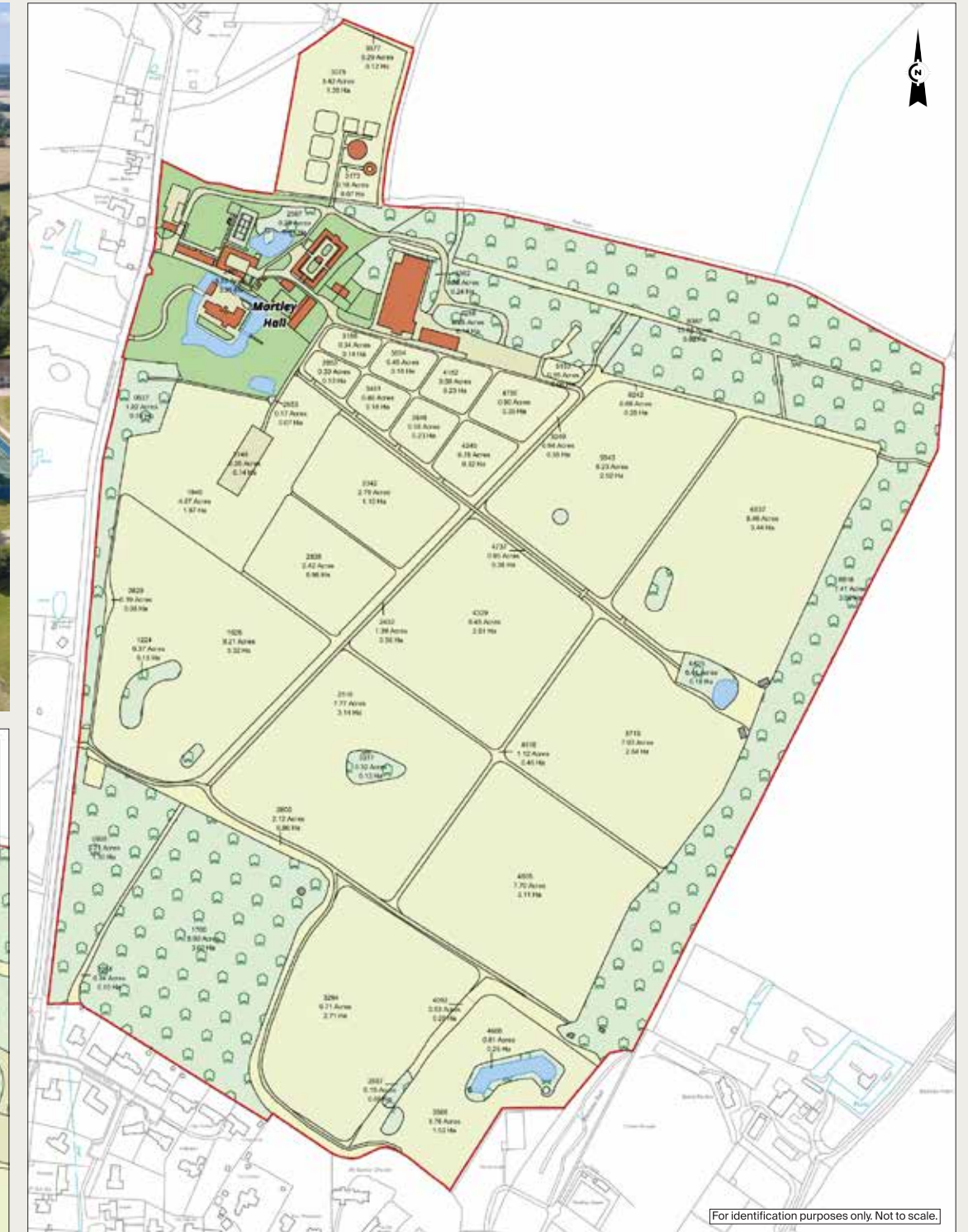
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WHAT 3 WORDS

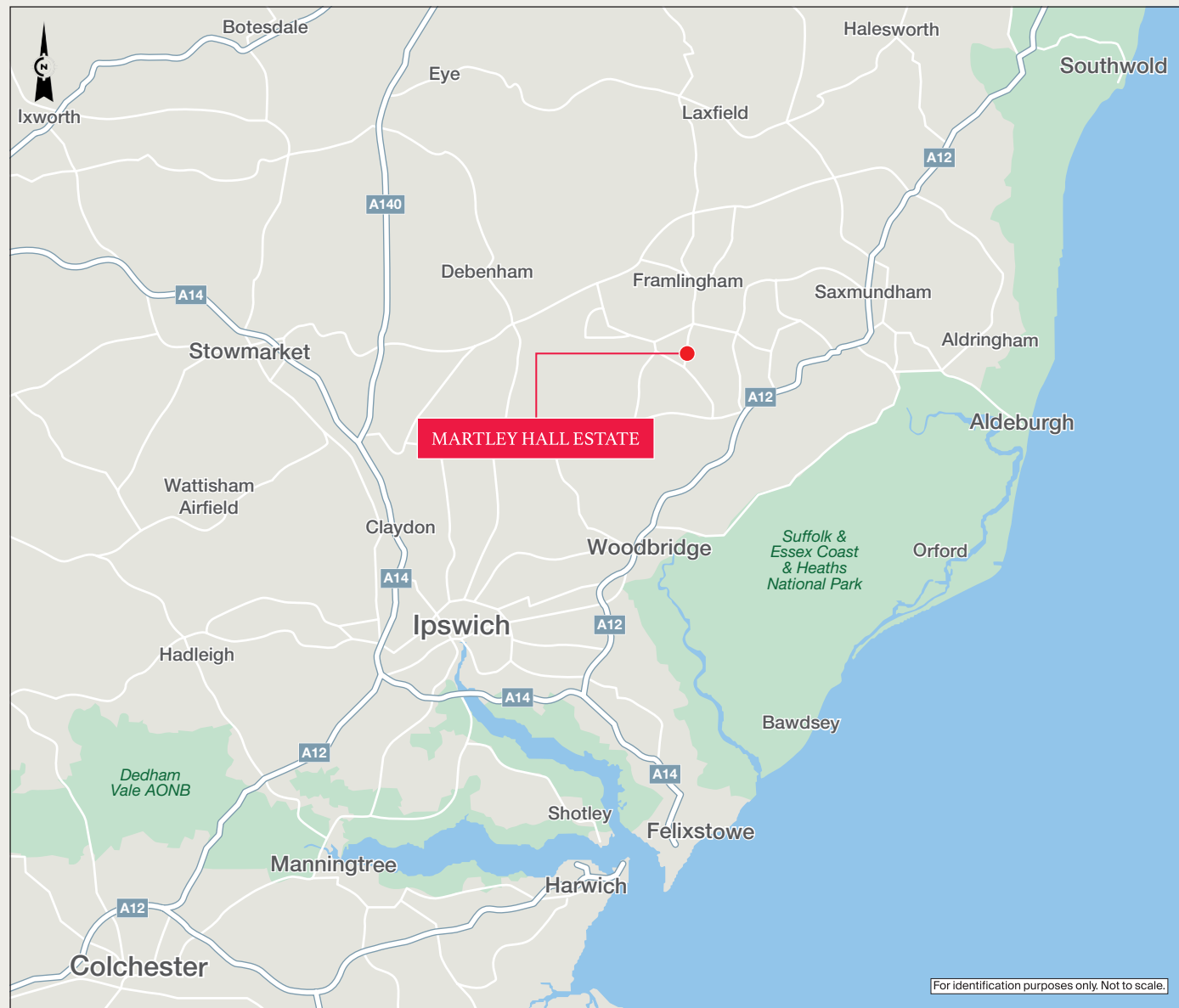
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VIEWINGS

All viewings are strictly by appointment with the Vendor's agent.







Viewing strictly by appointment only.
Please contact the selling agents:

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