



## HIGH HOUSE




Otley, Suffolk





# A MAGNIFICENT GRADE II\* LISTED, 7 BEDROOM PROPERTY DATING BACK TO 1500.

With an indoor swimming pool, tennis court,  
and stunning gardens set within 5.5 acres.

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Local Authority: East Suffolk

Council Tax Band: H

Postcode: IP6 9PF

Method of Sale: The property is offered for sale freehold with vacant possession by private treaty.

Services: Biomass boiler or alternative oil fired boiler, private water and drainage and mains electricity.

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.

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



# SITUATION

Situated on the outskirts of the village of Otley in Suffolk, High House is set in beautiful Suffolk countryside with far reaching views, down a quiet country lane.

Otley offers a village shop, nursery, church and village hall and nearby Woodbridge and Wickham Market, which can both be reached in under 15 minutes, offer supermarkets, a range of shops, restaurants, cafes, doctors' surgery and a post office.

**Transport:** High House is just 5.5 miles from the A12 giving good access south to Woodbridge and north to Southwold, and 7.4 miles from the A14 providing access to Cambridge. 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. Suffolk Rural is around the corner, offering agricultural courses from Suffolk New College.

**Activities:** Nearby activities include Framlingham Castle, Snape Maltings, Southwold with the Adnams brewery and harbour, Orford Ness, Sutton Hoo and Woodbridge golf club. As is Helmingham Hall, a short drive away.

**Restaurants:** There is a pub in Otley, The White Hart. Nearby, the Moon and Mushroom, The White Horse Easton, The Dog at Grundisburgh, The Turks Head Hasketon, Watson and Walpole, The Crown Framlingham, The Greyhound Inn Pettistree, The Suffolk Aldeburgh, The Crown Ufford, and Number 1 Gastro Pub in the UK, The Unruly Pig, Bromswell.

**Distances:** Woodbridge - 6.3 miles. Ipswich - 8.4 miles (London Liverpool Street from 65 minutes). Aldeburgh (Coast) - 18 miles. London - 91 miles (All distances and times are approximate)











## HISTORY

High House is a distinguished mid-16th century Tudor manor, likely built by the prominent Gosnold family who once owned the surrounding land. Rich in period detail, it features close studded timber framing, arched braces, jettied gables, and an intricately carved interior with moulded beams, oriel windows, and original staircases. Sharing architectural traits with nearby Otley Hall, the house reflects the wealth and craftsmanship of its era. The Gosnold family owned the property from before 1572 until approximately 1615, after which it was acquired by the Leman family of Brampton and Beccles, who retained ownership until 1837. Bartholomew Gosnold, the son of Anthony Gosnold who likely built High House, is notably credited with naming Martha's Vineyard during his 1602 voyage to the New World. This connection lends High House a fascinating link to American history, specifically to the early colonial exploration and the founding of the Jamestown settlement.





## HIGH HOUSE

High House is an imposing and character-filled Tudor manor, set on a quiet lane in Otley, surrounded by a half moat. The property blends historic charm with modern services, with a biomass boiler, heating and water system. The property is in need of modernising, but the majority of works required will be mostly cosmetic.

The property boasts three expansive reception rooms, with one large entertaining room on the first floor, ideal for hosting events or to be used as a large principal bedroom.

The back door leads you into the back hall, off which is the kitchen, pantry, boot room, downstairs loo and coat room. The kitchen is well sized and benefits from an aga, space for an island/breakfast bar and a back door to the garden. Off the kitchen is the smaller of the dining rooms, which could be used as a breakfast room with a large open fireplace.

Through to the main reception room, the dining hall which could be used as a sitting room or subject to the necessary consents, converted to a large open plan kitchen, sitting room. This room benefits from high ceilings, dual aspect, a large open fireplace and plenty of natural light with historic stone flooring. Beyond this lies the drawing room, with dual aspect, open fireplace and high ceilings. The Tudor staircase turret leads you to the first floor, where there are four bedrooms, three bathrooms and the first floor drawing room. The principal bedroom suite sits above the drawing room and benefits from dual aspect views of the garden. There is a secondary staircase at the other end of the house which can be accessed from the dining room/breakfast room. The second floor has three further bedrooms, one of which has an ensuite shower room, and access to the loft.







## OUTSIDE

Outside, there are a range of outbuildings which store the biomass boiler, indoor swimming pool, workshop and storage space, with potential for conversion.

The gardens and grounds at High House are extensive, with formal garden areas with herbaceous borders, rose gardens and water features. Across the moat, there is a tennis court, orchard and walled vegetable garden.

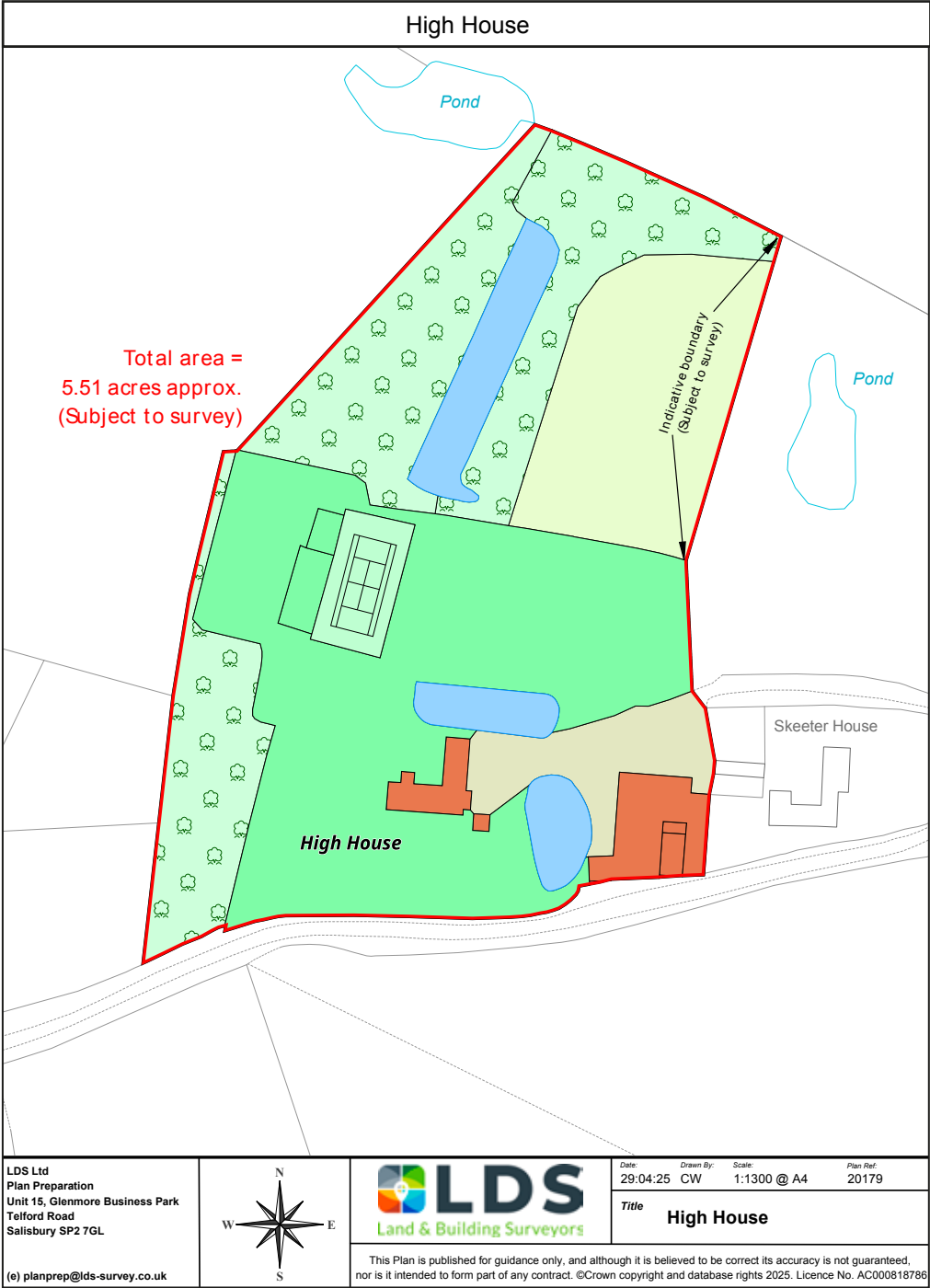
## GENERAL REMARKS

**Fixtures and Fittings:** All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including curtains, light fittings, free standing domestic and electric items.

**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.



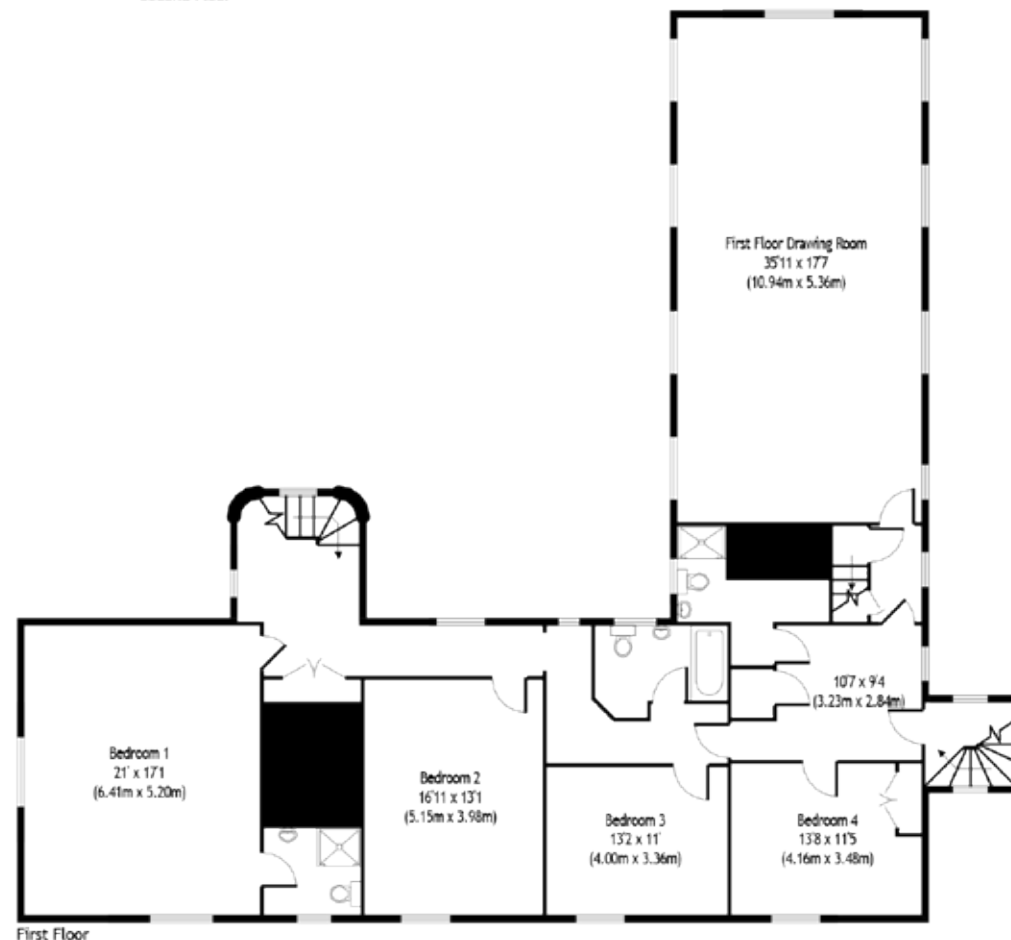
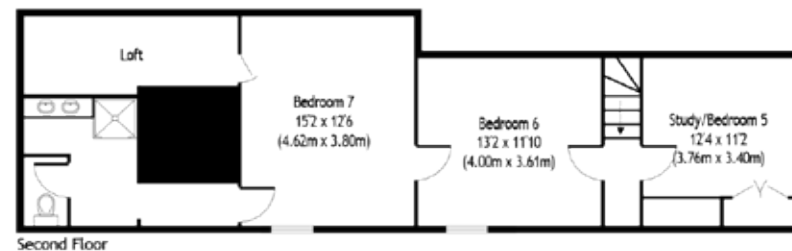
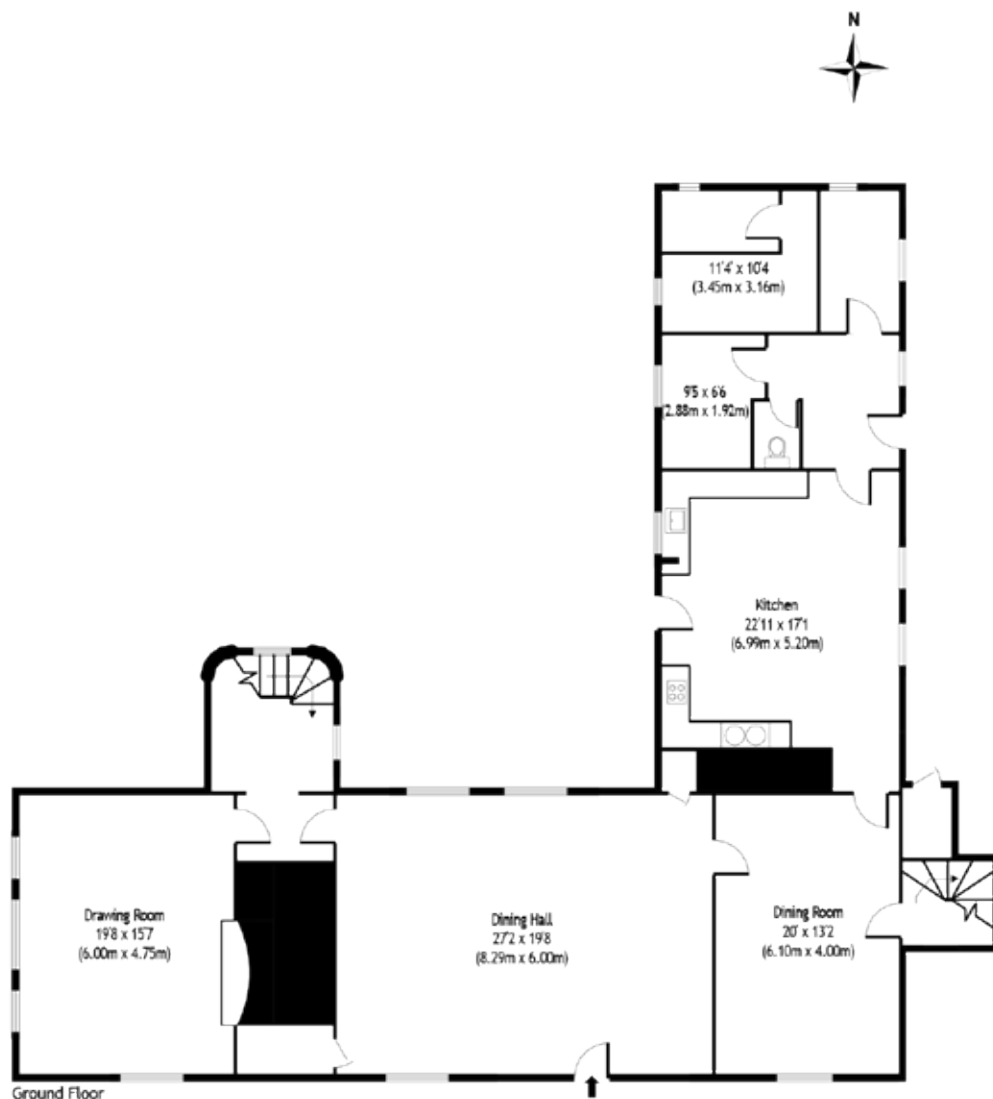












Approximate Gross Internal Area  
Total = 475 sq m / 5,107 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted  
to tell you more.

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