



Spider Hall Barn  
Lower Raydon | Ipswich | IP7 5QN

# Uncompromising Character



Dating from the C17th, this magnificent Grade II Listed five bed roomed barn conversion, set in 6 acres, is located in the most idyllic rural setting and cannot fail to impress with stunning timbers on display throughout, and for those with equestrian needs the paddocks, three stables, tack room and feed room just ticks every box – all this with amenities close to hand, this is an equestrian dream come true!



# KEY FEATURES

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- Stunning Grade II Listed Barn Conversion
- Approx 6 acres
- Parking For Several Cars
- Highly Desirable Area
- Spacious Kitchen With Aga
- Equestrian Facilities
- Stables, Tack Room, Feed & Hay Stores, Paddocks And Woodland
- Breathtaking Views
- Unique Family Home
- Market Town Of Hadleigh Within 3 Miles & Easy Access to A12

The barn is believed to be one of the few remaining full timber framed barns in existence and has stunning field views. Set on a small country lane and down a long driveway, the current owners immediately saw a home for their horses and for them to raise their family and offer an idyllic childhood. The property has been well maintained with sensitivity, preserving the integrity of the barn, and the owners have worked tirelessly on the grounds to offer more paddocks, enclosed fields and latterly a wild area turned into a maze for summer fun. This is a unique and very special home.





## Step Inside

The main front door to the barn is actually at the side of the home and you step from a sweet terrace overlooking the pond, into a wonderfully practical boot room with cloak room and then into the expansive main hub of the home, which, almost like a manor house “great hall” just takes your breath away. The charm and character oozes from every aspect with original brick flooring and ancient weathered beams, beautifully preserved, embracing the history held within, yet it is surprisingly bright and airy with floor to ceiling glazing on one side. The whole barn has superb beam work and much of it is vaulted allowing a fantastic atmosphere of space and light. From the boot room, ahead of you is the welcoming kitchen and breakfast room, with warming AGA and tiled floor, practical yet inviting. To the left, the stunning beamed, vaulted sitting room with huge wood burner and raised dining area with gorgeous wooden floor sit proudly. The snug sits under the mezzanine offering a separate, more intimate space to escape to. Three further bedrooms feature on this floor one with gorgeous, exposed brickwork and both with the beautiful, weathered beams, along with a comfortable family bathroom.





## Welcome One And All

The layout of the barn works so well – when guests stay in the ground floor bedroom, they can park right outside and unload straight into their room – fantastic for accessibility. At Christmas the majestic family room easily takes an 11ft Christmas tree starting the magical time off right. The kitchen is great for cooking up a feast at Christmas - with the AGA plus two electric fan ovens, cooking for the hords is stress free. When a crowd is at home, the snug under the mezzanine offers a welcome cosy hideaway and sometimes the children will even have their breakfast in there. In fact, during the week when it's just nuclear family residing, the snug is used so much and then at weekends when entertaining mode sets in, the great room is used to its full potential, loads of space for everyone to cosy up in front of that wonderful roaring wood burner. The barn is like a chameleon, morphing into whatever kind of home you need it to be. For a growing family there is plenty of social space yet ample bedrooms for teens to disappear to, or friends to stay over. Not only does this wonderful barn offer so much inside, but the grounds also live up to expectations too. The current owners have enjoyed birthday parties, various large celebrations and held school gatherings here, opening out one of the fields for extra parking. They have enjoyed bouncy castles, barbecues and camping plus there is plenty of room for a marquee if you wanted to upgrade the party atmosphere. The bottom field has latterly been left to grow long and been cut to form a fun maze for family and friends to enjoy. The cart lodge has rooms above currently used for storage but, subject to planning consent, might make a fantastic home office or even ancillary accommodation.















## Explore Upstairs

A set of stairs wind their way to the first floor, one from the centre of the house leading to the principal bedroom – an expanse of space with wonderful light and large windows overlooking the stretching driveway. This room boasts a sumptuous cleverly thought through ensuite, still offering space in abundance. The other stairs lead to the mezzanine and study.











## Step Outside

Set back from the road you approach this beautiful barn on a 300m plus gravel drive lined with fruit trees including plum, cherry and apple – perfect for making yummy crumbles and jams! As you approach the barn you see manicured lawns, paddocks and the enormous gravel driveway with plenty of parking. Here formal lawns house play equipment and outside furniture for alfresco suppers, all whilst watching the ponies graze..could life get any better? There are various spots around the house to relax with a cuppa, or find some sun or shade, but the grounds come into their own for riding enthusiasts. The owners have upgraded the fencing, put metal work in along the driveway to separate it from the paddocks and have maximised the potential for equestrians creating a third stable, a tack room, feed room and hay area and all this on your doorstep rather than having the horses in livery elsewhere. Behind the stables is a working area – the veggie patch has been turned into a chicken run so you really can experience “the good life” here if you fancy being self-sufficient. Wildlife visit in abundance and the current owners say they often jump out of bed and wonder what they will see in the gardens: their pond welcomes ducks each year, the lawns encourage visiting deer and rabbits and from the bottom field, in the last light of a mid-summer evening, they have had the privilege of watching owls swoop over along with kestrels and marsh harriers.

## On The Doorstep

Lower Raydon is a peaceful, historic hamlet offering a church, primary school and pub along with a welcoming community with a calendar of events occurring throughout the year. There are walks, cycle routes and hacks direct from the property into the Suffolk countryside via fields and footpaths and bridleways making it perfect location for the outdoor enthusiast.



# INFORMATION

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## How Far Is It To....

Three miles away is the bustling market town of Hadleigh, offering a variety of shopping, restaurants, leisure facilities plus day-to-day amenities. Nearby, Colchester and Ipswich both provide further extensive shopping, cultural and sporting provision as well as popular schools in both public and private sectors. There are golf courses in Hintlesham and Stoke by Nayland, and for outdoor enthusiasts Constable Country and Stour Valley offer wonderful walks and footpaths whilst sailing is available on the Orwell, Stour estuaries and East Coast. For commuters, the A12 provides a link with the A14, the M25 and the country's motorway network plus main line rail services are available from Ipswich, Manningtree and Colchester.

## Directions:

Begin your journey in the centre of Woodbridge. Drive south on the A12 towards Ipswich. Continue on the A12 until you reach the junction with the A14. Take the A14 west towards Stowmarket. Take exit 51 for the A137 towards Manningtree/Colchester Continue on the A137, passing through the village of Raydon and turn onto Lower Raydon Road until you find Spider Hall Barn will be on your right.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [///trifle.grills.revamping](http://trifle.grills.revamping)

## Services, District Council and Tenure

Oil Fired Central heating

Mains Electricity & Water

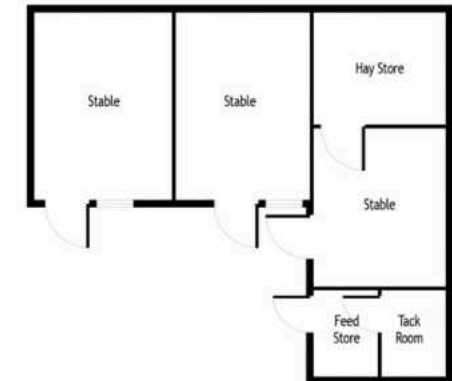
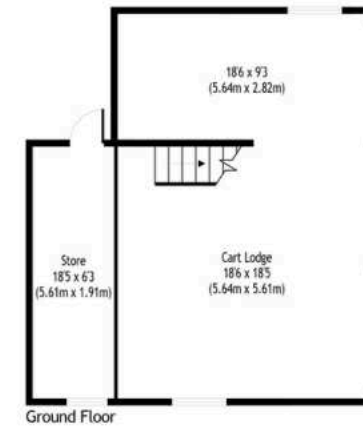
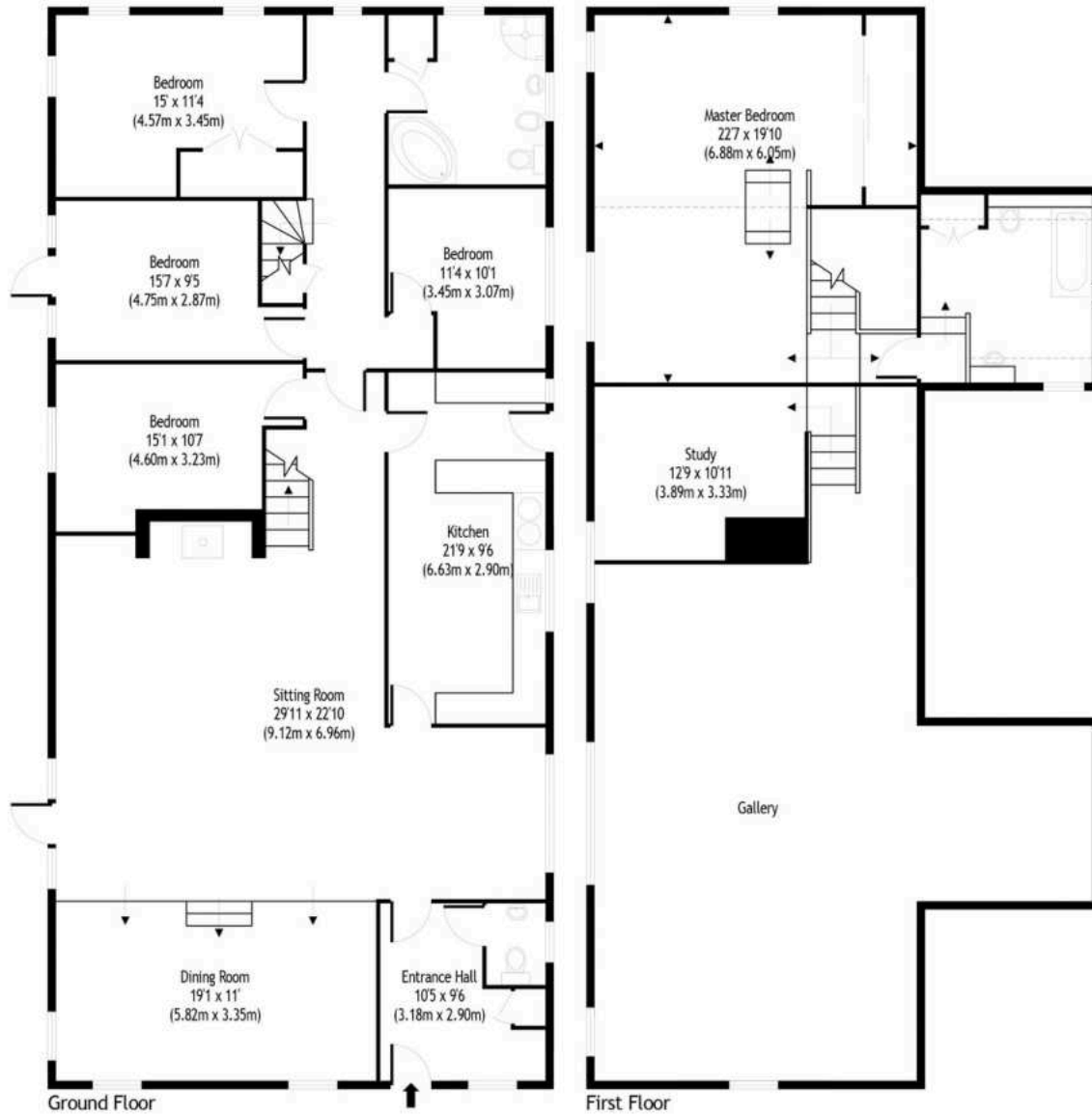
Drainage – Klargster Treatment

Broadband Available – please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check

Babergh District council – Band G – Freehold

Approx. Gross Internal Floor Area - 2669 Sq ft / 248 Sq M  
Cartlodge - 905 Sq ft / 84 Sq M



For identification purposes only. Not to scale.  
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Produced for Fine and Country

Additional haybarn approx. 28 ft x 14 ft  
The outdoor buildings have slightly been slightly modified since this plan was drawn.

# FINE & COUNTRY

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