



Red House
Old Park Farm | Letheringham | IP13 0LZ

Victorian Charm Meets Modern Comfort



Nestled in the tranquil Suffolk countryside, this beautifully extended Victorian red-brick four-bedroom home combines period charm with contemporary living. Set within approximately three acres, the property offers a superb lifestyle opportunity for families, remote workers, and those looking to enjoy country life with modern comfort yet with easy access to commuter links.



KEY FEATURES

- Fabulous 4-Bed Family Home
- Set in Open Countryside
- Large Studio/Office Above Cart Lodge
- Two En-Suite And Family Bathroom
- Air Conditioning
- Approx. 3 Acre Plot (S.T.M.S.)
- Double Carport
- Four Spacious Double Bedrooms
- Principal Bedroom with Walk-In Wardrobe and Balcony
- Impressive Kitchen/Diner with Underfloor Heating

Surrounded by open fields and far-reaching views, this idyllic location offers peace and privacy while still being within easy reach of local amenities, schools, and transport links. Originally part of a larger farm estate, this home has been thoughtfully renovated and extended by the current owners, blending historic character with luxurious upgrades such as underfloor heating for a cosy winter and air conditioning for keeping cool in summer – you really can have it all here in a perfect balance of rural life with modern convenience.





Step Inside



A huge entrance hall with beautiful wooden floor welcomes you in leading to the internal hallway. To your left is the useful, dual aspect, bright study, nicely set away from the social hub of the home for peaceful home working, and across the hallway is an expansive sitting room again with tasteful wooden flooring, which has been cleverly zoned to offer sofas for relaxing and an area for more formal dining too. A gorgeous fireplace with open fire makes this a cosy space in winter – it would be easy to fit a wood burner if preferred. Both ends of the room have French doors to the terrace making this a fabulous south facing, summer entertaining space, whilst in winter the views of snowy fields are just as stunning. Back into the hallway is the cloakroom to your right with wonderfully practical storage for coats, and shoes, so handy in a country home. Straight ahead an impressive kitchen/diner has been created in a two-storey extension with a gorgeous, low maintenance tiled floor complete with underfloor heating, Calor gas cooking, and air conditioning for year-round comfort. The kitchen feels very farmhouse style, with central island, wooden worktops and easily caters for a crowd with the large electric range oven and gas hob yet feels warm and welcoming with ample space for sofa seating too. This is a favourite area for the current owner with the dining area showcasing breathtaking panoramic views of the gardens and fields beyond with double doors to the terrace. Off the kitchen is the utility room/boot room with its own outside door, handy after a stomp across the fields with the dogs and also an amazing walk-in pantry offering a wealth of storage any chef could only dream of.



Practical And Futureproof

The current owner has added contemporary user-friendly features including walk-in larder, walk-in wardrobe, plus stylish ensuites, and all with a focus on maximising the spectacular views. The home has also been reinsulated and double-glazed throughout, enhancing warmth and economy and whilst the oil-fired central heating has been fully overhauled for efficient heating solar panels provide hot water. With air conditioning becoming more of a necessity than a luxury in our hot summers, you already enjoy it here, making warmer months more comfortable and the fireplace provides a cosy snug space in winter.











Exploring Upstairs



The winding oak staircase leads to a generous landing where, to the left, is a bright double room with dual aspect windows and superb countryside views. Next are two larger bedrooms, nicely separated by a sizeable cupboard for linens. One bedroom offers a stylish ensuite shower room, the other, currently set up as a huge twin, has a bank of fitted wardrobes – both offer views of fields and farmland. Across the landing the family bathroom provides a shower over the bath, ideal for children to bathe and scrub off the mud from a day in the country. The principal suite is like visiting a country hotel. Not only is there a substantial bedroom, but the walk-in wardrobe has hanging space, shelving and even bespoke shoe storage whilst the ensuite bathroom is positively luxurious with roll top bath, his and hers sinks and a large shower too – imagine an indulgent long soak when the hustle and bustle of the day is over and you can hear only the birdsong in the silence. The icing on the cake is the double doors to the balcony deck, inspiring you to take deep breaths, relax and enjoy the tranquillity of being immersed in the land.











Step Outside

Set back from the road a sweeping in and out driveway offers extensive parking with ample space for multiple vehicles and a double carport with a large first-floor room with plumbing, ideal for a home office, games room, gym, or studio. For multigenerational families or possible ancillary income this offers so many possibilities subject to appropriate planning permissions of course. The south facing garden itself is an absolute haven, perfect for entertaining, for venturing into grow your own territory, for gardening, or simply relaxing and the current owners have enjoyed many happy times barbecuing with friends and family. The extensive lawns welcome guests for games of rounders, badminton and croquet or just watching children and dogs play. There is always a spot to find sun or shade in the grounds, with a sweet summer house too, complete with new roof; watching the changing seasons across the farmland is a privilege few homes offer, along with listening and watching wildlife visitors including hares, pheasants, woodpeckers, blue tits, and owls.

On The Doorstep

Letheringham is a peaceful hamlet set close to the Deben Valley, nestled in the tranquil Suffolk countryside. Easton and Charsfield villages are both just 5 minutes away offering local pubs and primary schools, with Easton Farm Park a popular attraction offering campsite, farm animals, café, play areas and even Goat Yoga! Just six minutes away is Wickham Market with a medical centre, post office and shops and local rail links.



INFORMATION



Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity and Water

Drainage – Digestive Sewerage System

Mid Suffolk District Council; Council Tax Band F-Freehold

Broadband Connection please check [e](#)

Mobile Phone Reception See Link to check [View mobile availability - Ofcom Checker](#)

How Far Is It To....

Woodbridge, 8 miles away and historic Framlingham with its medieval castle, 5 miles away both provide a wider range of amenities including shopping, health centres, cinema, and swimming pool. Transport links to London are close by too, with Ipswich train stations 12 miles away offering convenient parking and fast train to London Liverpool Street. Numerous sporting and recreational opportunities are not far away including sailing on the East Coast estuaries, a variety of local golf courses and the Suffolk Heritage Coast just 30 minutes away.

Directions:

Start in Woodbridge, continue along the B1078 for approximately five miles. Approaching Letheringham, watch for a red-brick cottage cluster and a signposted entrance to Letheringham Lodge, just beyond Potsford Farm. Turn right onto Park Road then at the top of the hill, left into old park farm, where Red House is at the end on the left.

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 `///flask.rankings.raking`

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Red House, Old Park Farm, Letheringham, IP13 0LZ

Approximate Gross Internal Floor Area = 315.8 sq m / 3399 sq ft

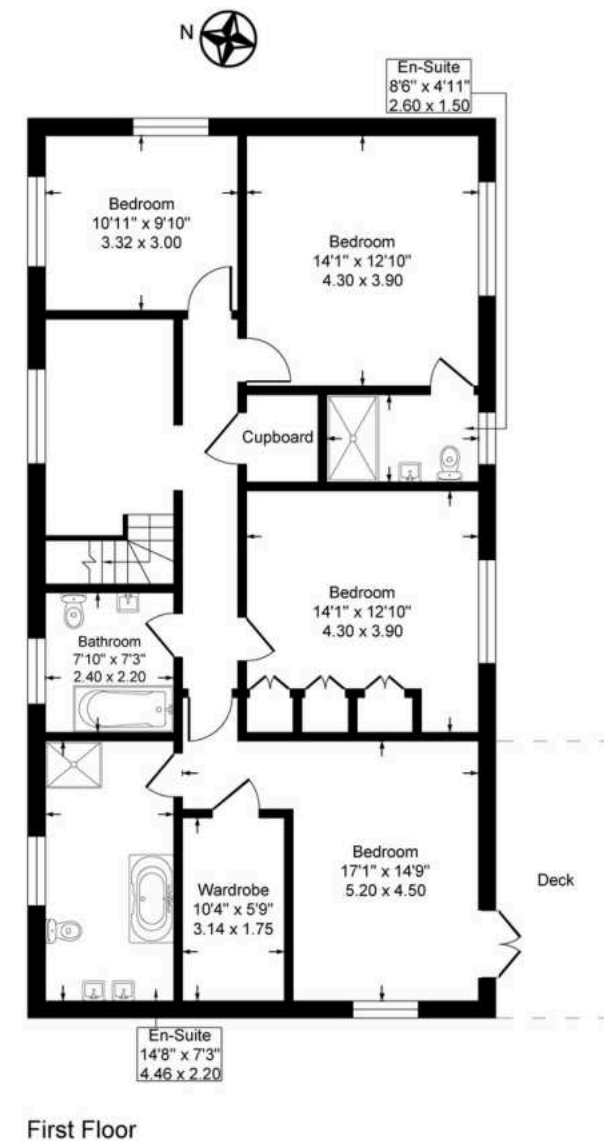
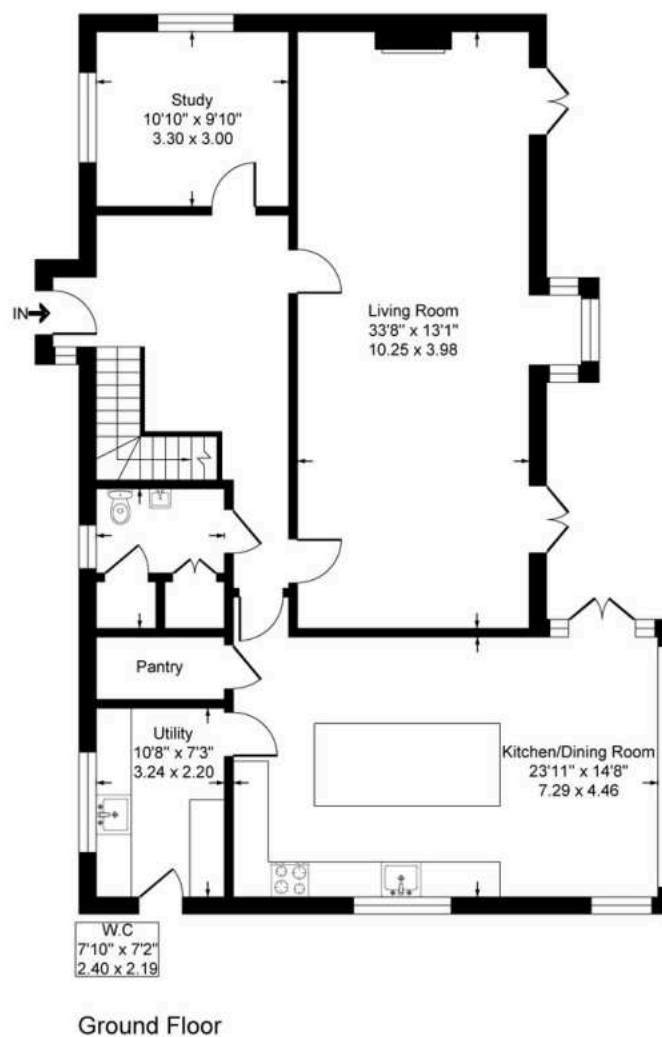
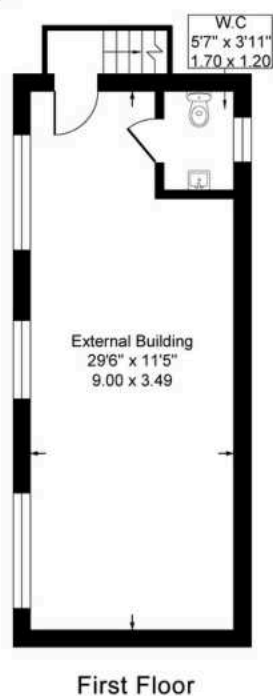
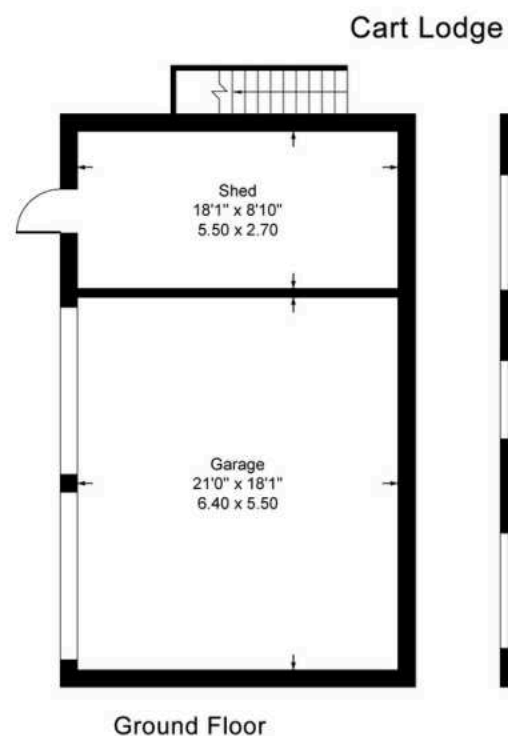


Illustration for identification purposes only, measurements are approximate, not to scale.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Norfolk Country Properties. Registered in England and Wales
No. 06777456.

Registered Office - Blyth House, Rendham Road,
Saxmundham IP17 1WA

copyright © 2025 Fine & Country Ltd.



Fine & Country Foundation. charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation