

1 Barnaby Green
Wangford
Beccles
NR34 8AY





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CITY | COUNTRY | COAST



1 Barnaby Green

Guide Price £800,000

Equestrian Home, 8.5 Acres & Annexe/Holiday Let...

Set within approximately eight and a half acres of private grounds and paddocks, stms, Hedge House and Hedge Lodge form a beautifully arranged small country holding on the edge of the well-regarded village of Wangford. Combining a characterful main house, established equestrian facilities and a successful income-producing annex, the property offers a rare blend of countryside living, lifestyle flexibility and proximity to the Suffolk Heritage Coast.

Approached from the lane and positioned just off the A12, the property enjoys both privacy and convenience, with the acclaimed Plough at Wangford within easy walking distance. The surrounding area is renowned for its unspoilt countryside and coastal landscapes, with the historic market town of Halesworth nearby and the celebrated seaside town of Southwold, together with Walberswick and Dunwich, only a short drive away.

Hedge House is a welcoming and well-proportioned home, where exposed beams and characterful features combine with carefully considered improvements carried out by the current owners. The property has been fully rewired, replastered and redecorated, creating a refined yet comfortable interior suited to modern country living.

At the heart of the home lies a newly fitted kitchen, enjoying views across the yard and stables — an appealing feature for those with horses or a love of the outdoors. The fabulous kitchen flows naturally into a dining area and on into the sitting room, where a wood-burning stove provides a cosy focal point during the winter months. A light-filled garden room/conservatory opens onto the gardens and grounds, offering a peaceful vantage point across the surrounding paddocks.

The ground floor has been enhanced with a new shower room featuring a generous walk-in shower, while new hardwood internal doors have been fitted throughout. Upstairs are three well-proportioned bedrooms together with a family bathroom, many enjoying views across the land and surrounding countryside.

The grounds are a defining feature of the property. Immediately adjacent to the house lies a well-organised equestrian yard with seven stables, light, power and water connected, together with a ménage and several well-fenced paddocks. The arrangement allows horses to be managed with ease, with the added pleasure of overlooking the yard and fields directly from the house.

Beyond the lane lies an additional four acres of pasture, divided into two fields and centred around a picturesque pond, bordered by natural reeds and wildlife. Together with the paddocks surrounding the house, the total land extends to approximately eight acres, offering both practical grazing and an attractive rural setting.

The property benefits from extensive parking for more than 20 vehicles, making it ideally suited for visiting clients, equestrian use or guest accommodation.

The Annexe...

Within the grounds sits Hedge Lodge, a detached two-bedroom annexe enjoying its own garden, parking area and views over the ménage and paddocks. The accommodation provides bright open-plan living with a fitted kitchen and French doors opening onto the garden, along with two bedrooms and a family bathroom.

Currently operated as a successful holiday let, the annexe generates a valuable income stream. The owners have also previously offered livery services, presenting further potential for additional income from the established equestrian facilities.

Altogether, Hedge House and Hedge Lodge offer a distinctive country lifestyle opportunity — an appealing combination of home, land and income potential — set within one of Suffolk's most desirable locations, where rolling countryside meets the timeless beauty of the Heritage Coast.

Agents notes...

A pre-recorded walkaround tour is available for this property

There is overage on some of the land

A rarely used public footpath runs through the paddock with the shelter

Extra items available by separate negotiation: the holiday cottage furniture, tractor, harrow, roller, and spreader

Vendors notes...

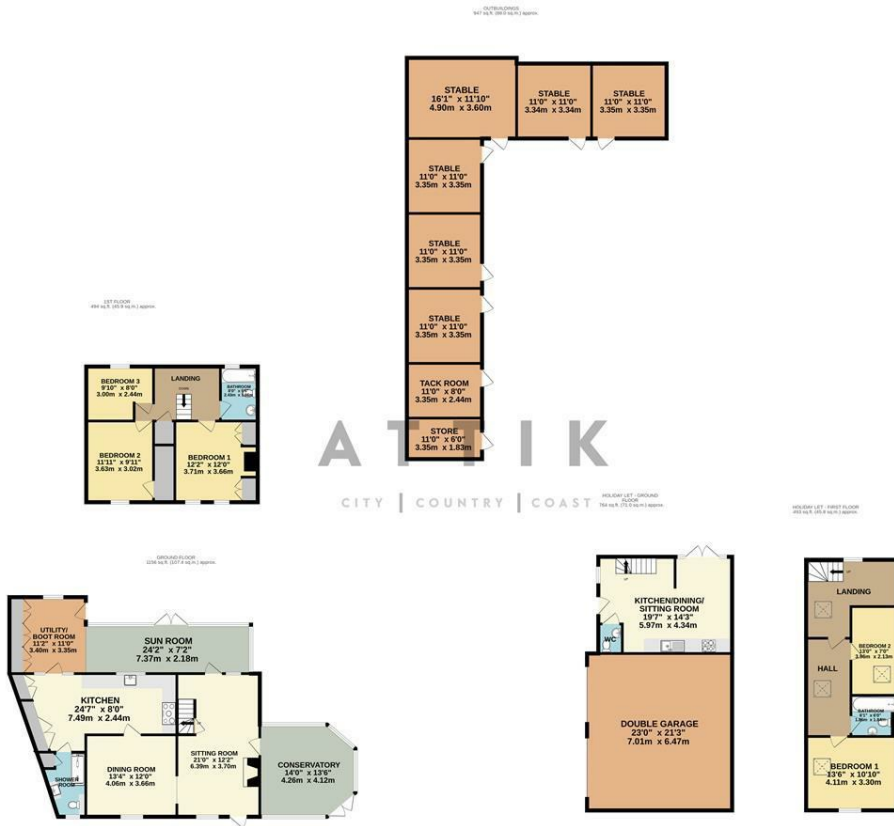
"The chance to own a house with stables, grazing, and a holiday let in an Area of Outstanding Natural Beauty near the coast offered us that rare mix of lifestyle and financial well-being. Stables with plenty of grazing meant our horses were at home with outriding straight from the yard into countryside and bridlepaths, the horse owners' dream. Living in an Area of Outstanding Natural Beauty means preserved landscapes and wildlife, less overdevelopment and protected views. Easy access to the coast means beach rides (where permitted), sea air, and beautiful sunsets. It also enhances the appeal of the holiday let. The holiday cottage offered us a steady additional income, and being near the coast in an AONB is particularly attractive to visitors. In short: you get the tranquillity of protected countryside, the freedom of equestrian living, the joy of coastal access, and the practical bonus of a holiday-let income—all in one place. It was a no-brainer for us!"



Local Authority
East Suffolk

Council Tax Band
E

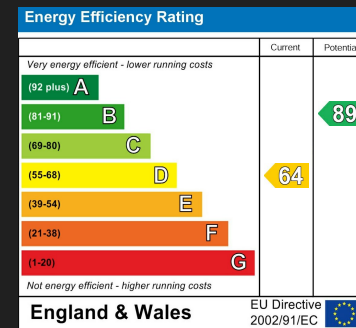
Directions



TOTAL FLOOR AREA : 3855 sq.ft. (358.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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