



PARK FARM HOUSE

Magazine ➤

THE
COUNTRY
HOUSE
DEPT.





PARK FARM *House*

Lower Somersham, Ipswich, Suffolk, IP84PS



Approached via a magnificent tree-lined drive, Park Farm House sits within 5.27 acres of beautifully landscaped gardens and grounds, surrounded by open countryside and far-reaching views. Immaculately presented throughout, it is a home where every detail has been thoughtfully considered.

A light-filled reception hall provides a welcoming introduction, leading to beautifully proportioned rooms with high ceilings and an effortless sense of space. The kitchen is the heart of the home, centred around a large dining table where family and friends naturally gather. Full-width folding doors open onto the terrace, creating a seamless connection with the gardens, while a separate snug offers a cosy retreat.

Upstairs are four generous double bedrooms and a family bathroom, together with a principal suite enjoying an en suite and wonderful countryside views.

Landscaped by a Chelsea multi gold medal-winning designer, the gardens flow effortlessly around the house, with each space thoughtfully designed to be enjoyed. Converted outbuildings frame the swimming pool, creating a superb courtyard for entertaining, while the impressive party barn opens directly onto the pool terrace. An all-weather astro tennis court and rugby goalposts complete this wonderful family setting.

Planning permission has been granted to extend the attached cart lodge, creating either two additional bedrooms or a luxurious principal suite. The approved plans also include the addition of a porch and utility and boot room. A separate detached two/three-bedroom cottage provides flexible accommodation, ideal for guests, multi-generational living or as a source of additional income.







THE FINER *Details*

Bedrooms
5

Reception Rooms
3

Bath/Shower Rooms
3

Separate 2-3 bed dwelling with 0.6 acres

Garaging

Games Room, Billiards Room & Party Barn

Pool & Pool House

Astro Tennis Court With Integrated Cricket Nets

Acreage
5.27

What3Words
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Co-Ordinates
52°05'26"N , 001°02'36"E

Services
Oil Fired Central Heating
Private Drainage
Main Water/Borehole
Solar Panels
Fibre

EPC
Band E

Council Tax
G

Local Authority
Mid Suffolk Council













ABOUT THIS *Area*



Park Farm House enjoys an enviable position on the edge of Somersham, a pretty Suffolk village surrounded by rolling countryside yet remarkably well connected. At its heart is a thriving community, with a well-regarded village pub and community shop providing the sort of everyday conveniences that make village life so appealing.

The surrounding countryside offers miles of footpaths, bridleways and quiet lanes to explore on foot, horseback or bicycle, while nearby Needham Market, Hadleigh and Bildeston provide an excellent selection of independent shops, cafés, pubs and farm shops. For sailing, beaches and fresh seafood, the Suffolk Heritage Coast, including Aldeburgh and Orford, is within easy reach, while golfers are spoilt for choice with excellent courses nearby.

Ipswich is just a short drive away, offering an extensive range of shopping, restaurants and leisure facilities, together with regular mainline rail services to London Liverpool Street in around 60 minutes. The A14 also provides convenient access to Cambridge, Bury St Edmunds and the wider road network.

The area is particularly renowned for its excellent schooling, with highly regarded independent schools including Orwell Park, Old Buckenham Hall, Framlingham College, Ipswich School, Ipswich High School and the Royal Hospital School, alongside an excellent choice of state and grammar schools.









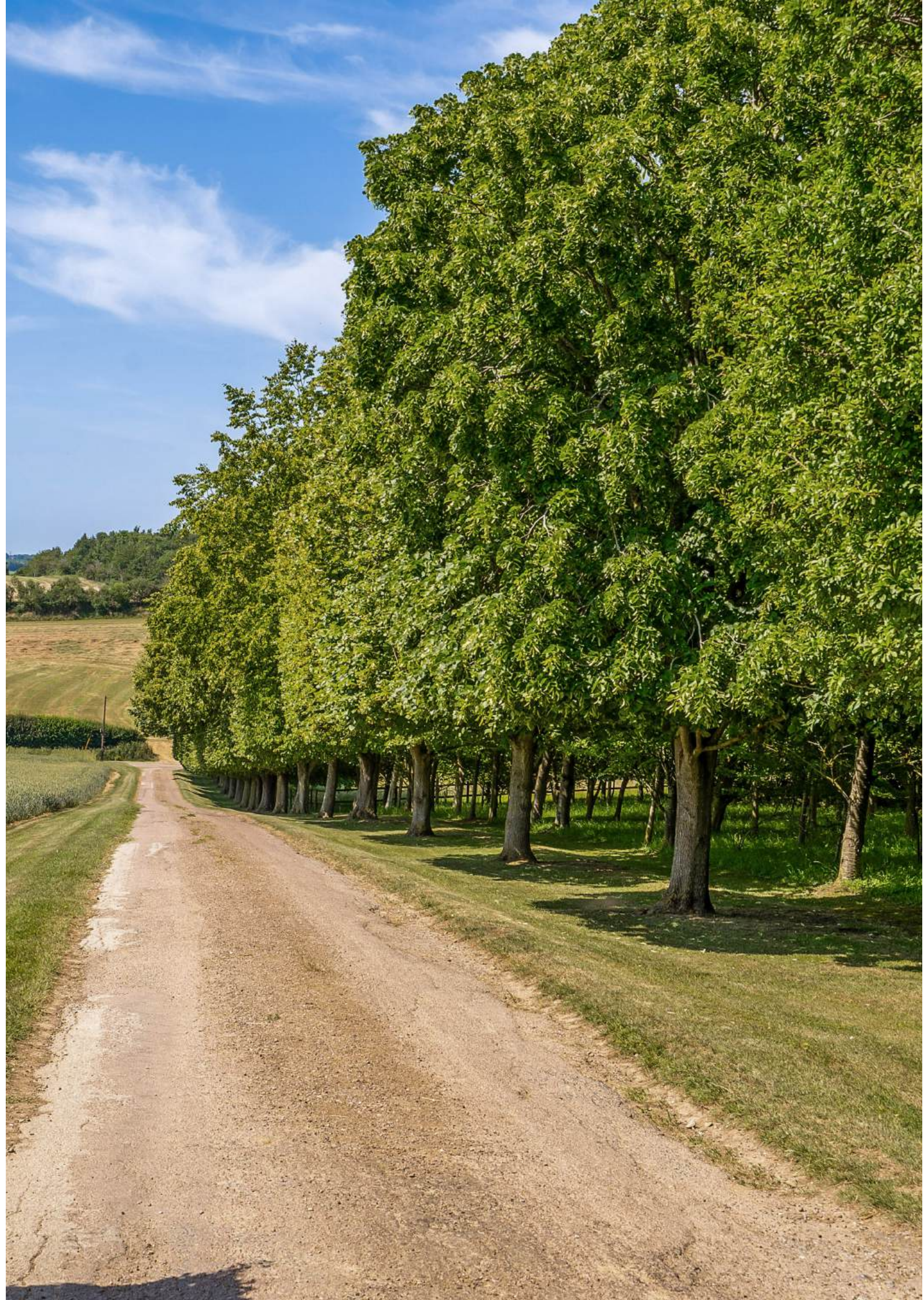














POINTS OF *Interest*



Towns and Cities

Hadleigh, 6.2 miles
Ipswich, 6.5 miles
Woodbridge, 15.5 miles
Long Melford, 18.5 miles
Burry St Edmunds, 25 miles
London, 91.6 miles

Pubs & Restaurants

The Duke of Marlborough, Lower Somersham
The Bildeston Crown, Bildeston
Peacock Inn, Chelsworth
Suffolk Food Hall, Ipswich

Train Stations

Ipswich Station, 7.2 miles
(London Liverpool Street, From 1 hour)
Needham Market Station, 6.8 miles
(London Liverpool Street, from 1 hour 25 minutes)
Manningtree Station, 15.6 miles
(London Liverpool Street, from 57 minutes)

Airports

Stansted Airport, 50.7 miles
Norwich, 46.2 miles
London Heathrow, 117 miles



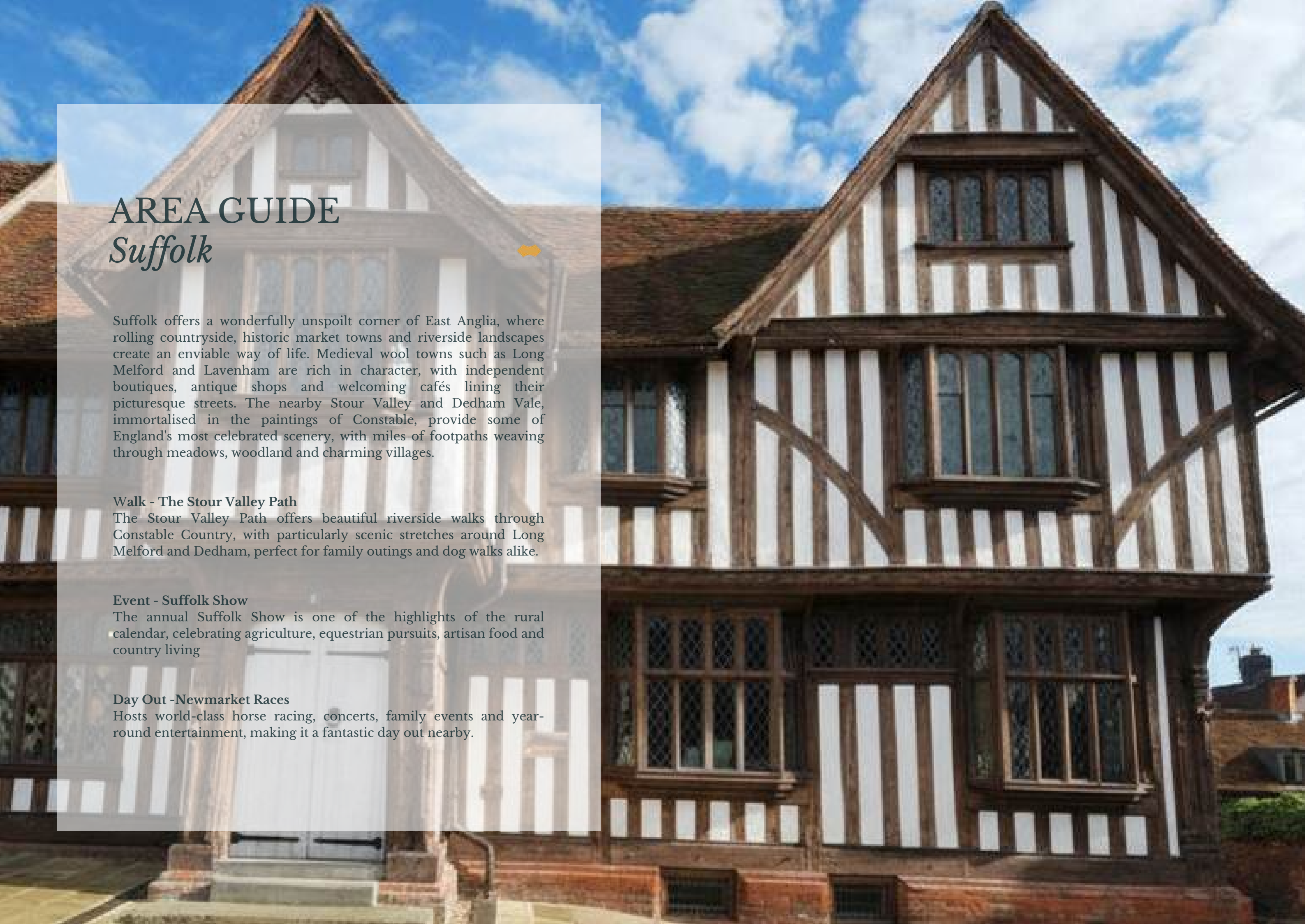
FLOORPLANS

Park Farm House



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Total - 685.6 sq m / 7,389 sq ft
House - 3280.5 sq m / 3,019 sq ft | Outbuildings - 406.0 sq m / 4,370 sq ft



AREA GUIDE

Suffolk

Suffolk offers a wonderfully unspoilt corner of East Anglia, where rolling countryside, historic market towns and riverside landscapes create an enviable way of life. Medieval wool towns such as Long Melford and Lavenham are rich in character, with independent boutiques, antique shops and welcoming cafés lining their picturesque streets. The nearby Stour Valley and Dedham Vale, immortalised in the paintings of Constable, provide some of England's most celebrated scenery, with miles of footpaths weaving through meadows, woodland and charming villages.

Walk - The Stour Valley Path

The Stour Valley Path offers beautiful riverside walks through Constable Country, with particularly scenic stretches around Long Melford and Dedham, perfect for family outings and dog walks alike.

Event - Suffolk Show

The annual Suffolk Show is one of the highlights of the rural calendar, celebrating agriculture, equestrian pursuits, artisan food and country living

Day Out -Newmarket Races

Hosts world-class horse racing, concerts, family events and year-round entertainment, making it a fantastic day out nearby.

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