



DAVID  
BURR

The Street  
Lower Layham, Suffolk

# Blacksmiths House, The Street, Lower Layham, IP7 5LZ

Blacksmiths House is a distinctive four-bedroom, two en-suite semi-detached property, enjoying an enviable position adjoining open farmland within the highly regarded Suffolk village of Lower Layham. Combining the proportions and specification of a contemporary home with carefully considered traditional detailing, the property extends to approximately 2,300 sq ft and has been completed using a high quality selection of fixtures, fittings and materials throughout.

Offering generous, versatile and low maintenance accommodation, the property is equally well suited to professional couples and growing families. Four well proportioned double bedrooms, including a flexible ground floor room, are complemented by impressive reception spaces, private gardens and far reaching views across the adjacent countryside.

The accommodation is entered through a welcoming reception hall, distinguished by exposed brick flooring with underfloor heating and a fitted coat cupboard. From here, the hall opens into the outstanding vaulted kitchen and dining room, a particularly impressive space combining dramatic proportions with an abundance of natural light. The kitchen is fitted with extensive granite-topped worksurfaces, a substantial central island and a comprehensive range of storage, while travertine tiled flooring and a wood burning stove add further character. Appliances include two fridge/freezers, dishwasher, induction hob, two ovens, extractor and a wine fridge. Situated off the kitchen is a Laundry/utility room with washing machine & separate WC.

A wide bank of bi-folding doors spans the rear elevation, opening directly onto the gardens and providing an uninterrupted outlook across the surrounding landscape. This impressive connection between the principal living accommodation and outside space creates an excellent setting for entertaining and everyday family life.

Positioned to the front of the property, the dedicated office provides an attractive and practical home working environment, finished with stripped oak flooring, a range of casement windows and recessed LED lighting. The principal sitting room is another beautifully appointed reception space, featuring exposed oak flooring and a central fireplace housing a wood-burning stove. Timber framed bi-folding doors open directly onto the rear garden, bringing further natural light into the room and framing the open rural aspect beyond.

A further multi purpose ground floor room offers considerable flexibility and could be used as a fourth double bedroom, additional reception room, playroom or secondary office, depending upon individual requirements. There is a shower room with 'Jack & Jill' doors making it ideal for guest accommodation. Traditional internal detailing, including Suffolk latch doors, complements the contemporary specification and reinforces the property's individual character.

The first floor accommodation comprises three generously proportioned double bedrooms, with built in wardrobes. Each enjoying an elevated outlook, with views extending across the neighbouring farmland. The principal bedroom benefits from a walk-in wardrobe and an en-suite bathroom, while the two bedrooms at the front of the house share a bathroom with a bath and shower.

Outside, the property is approached via a shared driveway opening to ample private off road parking for two cars. The private rear garden is arranged with established border planting and has a useful shed. The grounds provide an attractive setting from which to enjoy the property's open countryside backdrop. The bi-folding doors from both the kitchen and sitting room create a particularly effective relationship between the house and garden during the warmer months.

- **Distinctive four bedroom semi-detached contemporary residence**
- **Approximately 2,372 sq ft of generously proportioned accommodation**
- **Attractive position adjoining open farmland**
- **Three spacious first floor double bedrooms and two bathrooms**
- **Flexible ground floor fourth bedroom with en-suite or additional reception**
- **Principal bedroom with fitted wardrobes and en-suite bathroom**
- **Impressive vaulted kitchen and dining room**
- **Granite worksurfaces and kitchen island**
- **Dedicated office ideal for home working**
- **Private gardens, mature planting and ample off road parking**
- **Sought-after setting with village inn and excellent countryside walks**
- **25 Minutes drive to Manningtree Station**

Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035

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Lower Layham is an attractive rural Suffolk village situated beside the River Brett and surrounded by an extensive network of public footpaths and countryside routes. The village is notable for its traditional character and peaceful setting, while the Grade II listed Queen's Head Inn provides a well-established local focal point.

The nearby market town of Hadleigh provides a broader range of everyday amenities, making Blacksmiths House an appealing option for tenants seeking a balance between country living and convenient access to services. Its farmland setting, generous internal proportions and flexible arrangement combine to offer an uncommon opportunity to occupy a substantial, high-quality home within one of this part of Suffolk's most attractive rural locations.



**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** D

**WHAT3WORDS:** test.voucher.relishes

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

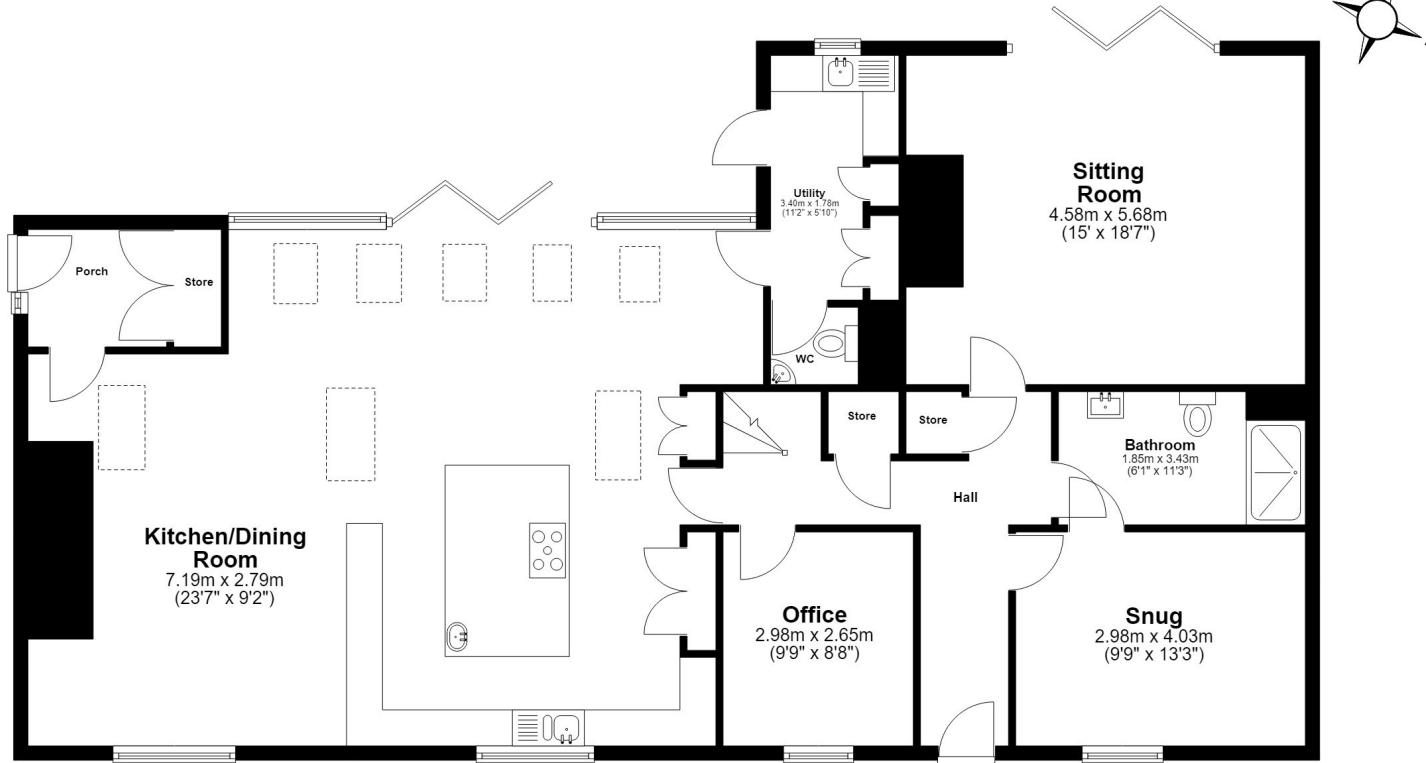
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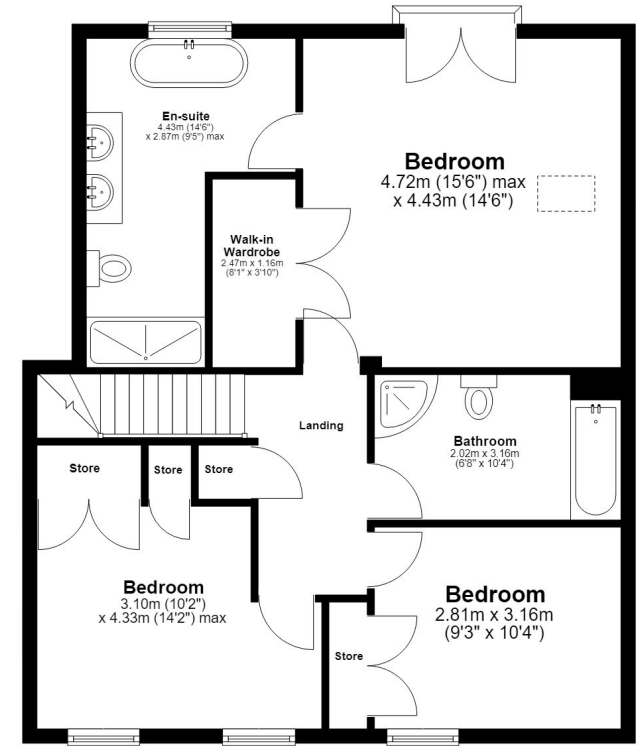
## Ground Floor

Approx. 145.7 sq. metres (1568.6 sq. feet)



## First Floor

Approx. 74.7 sq. metres (803.7 sq. feet)  
(excluding Balcony)



Total area: approx. 220.4 sq. metres (2372.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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