

Woodstock
Farm Mutford
Wood
Mutford



ATTIK
CITY | COUNTRY | COAST





Woodstock Farm Mutford Wood

Offers In Excess Of £625,000

Exceptional Country Living in approx. 15 Acres ...

Set in an exceptionally private position amid approximately 15 acres of gardens, paddock and established woodland, Woodstock Farm presents a rare opportunity to acquire a substantial country home with considerable potential. Approached along an impressive concrete driveway, the property is surrounded by mature trees, expansive lawns and open land, creating a wonderfully peaceful setting where birdsong and the changing seasons provide the backdrop to everyday life.

The property has remained in the same family ownership since 1980 and was substantially extended during the 1960s to create the generous and highly versatile accommodation seen today. Combining an older core with the later additions, the house offers an adaptable layout that could suit a large or multi-generational family, those working from home, or purchasers seeking the possibility of creating independent guest or holiday accommodation.

A glazed entrance opens into a welcoming hallway, from which the principal bedroom accommodation is arranged. There are four well-proportioned bedrooms within this part of the house, including an impressive dual-aspect principal bedroom overlooking the gardens and woodland. Several of the bedrooms benefit from fitted wardrobes, while large windows throughout draw in an abundance of natural light and make the most of the surrounding views.

The principal sitting room is an exceptionally spacious reception area, with ample room for several seating arrangements and a substantial wood-burning stove forming a natural focal point. From here, the accommodation flows into a light-filled dining room with a large roof lantern, a wall of glazing and direct access to the south-facing garden. The adjoining kitchen and breakfast room is equally bright, with dual-aspect windows, bi-folding doors and far-reaching views towards the garden, woodland and paddock. Although the kitchen would now benefit from updating, its proportions and position offer exciting scope to create a superb open-plan family space. A further playroom or reception room, boot room, family bathroom, utility room and extensive storage complete this section of the house.

At the east end of the property is a particularly useful suite of rooms with its own external entrances. Currently comprising two further bedrooms, a large former office and a generously sized bathroom, this area offers excellent potential for reconfiguration as a self-contained annexe, guest suite, home office, studio or holiday let, subject to any necessary consents and works. One of the rooms already features a wood-burning stove, while the separate entrance allows this part of the property to operate independently from the main house if desired.

Outside, the house is embraced by approximately one acre of established garden, with broad lawns, fruit trees, mature oaks, rhododendrons and numerous peaceful corners from which to enjoy the surroundings. Beyond the formal garden lies approximately four-and-a-half acres of paddock, together with around ten acres of private woodland. Winding paths run through the trees, providing a wonderful environment for walking, wildlife watching and outdoor adventures, as well as an enviable private space for children and dogs.

A substantial detached workshop provides secure space for several vehicles, machinery or equipment, with a concrete floor, storage above and an adjoining log store. Together with the extensive grounds, this makes Woodstock Farm particularly well suited to buyers with equestrian, horticultural, recreational or business interests.

A further significant feature is the benefit of full planning permission for a glamping site occupying part of the paddock. The approved scheme includes glamping accommodation together with shower and toilet facilities, offering an exciting opportunity to establish a rural tourism business while retaining a useful area of paddock. Full details of the consent and approved plans are available for inspection.

Woodstock Farm enjoys a rural position close to the village of Mutford, while remaining within convenient driving distance of the wider amenities available in Beccles, Kessingland, Carlton Colville and Lowestoft. These nearby centres provide a choice of primary and secondary schools, GP surgeries, shops, supermarkets, leisure facilities and transport connections. The market town of Beccles offers independent shops, cafés and access to the southern Norfolk Broads, while Lowestoft provides a broader range of services and a railway station with connections towards Norwich and Ipswich.

The Suffolk coast is also within easy reach, with the beaches at Kessingland and Pakefield readily accessible and the celebrated coastal town of Southwold a pleasant drive away. This combination of countryside, woodland, coast and nearby market towns makes the setting ideal for those seeking a quieter rural lifestyle without becoming isolated from essential amenities.

With its substantial accommodation, extensive grounds, adaptable annexe potential and valuable glamping consent, Woodstock Farm is an individual country property offering space, privacy and an abundance of possibilities for its next chapter.

Agents notes...

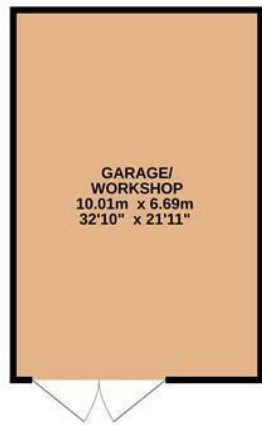
A pre-recorded walkaround tour is available for this property

EPC to follow

East Suffolk Council Planning Ref; DC/25/1234/FUL

There is an area affecting the two exterior walls of the 'white' bedroom, which has suffered from a small amount of subsidence, caused by a large tree which has since been removed. Also, the wall under the dining room windows is single-skin brickwork. A surveyor's report is available.





GARAGE/
WORKSHOP
10.01m x 6.69m
32'10" x 21'11"

GARAGE/
WORKSHOP
67.0 sq.m. (721 sq.ft.) approx.

GROUND FLOOR
271.9 sq.m. (2927 sq.ft.) approx.

ATTIK



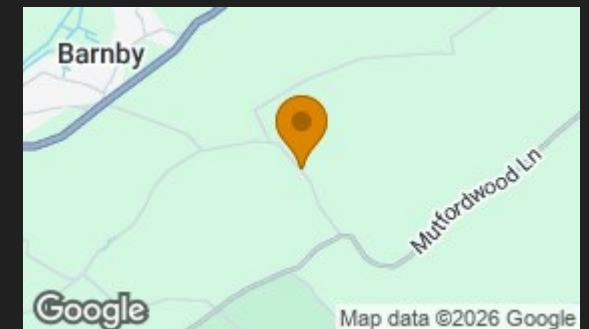
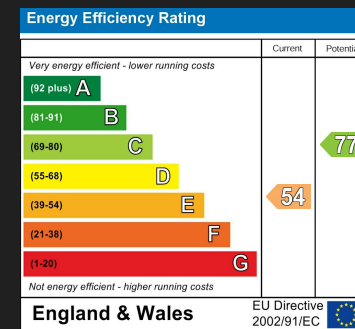
TOTAL FLOOR AREA : 338.9 sq.m. (3648 sq.ft.) approx.

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.
Made with Metropix ©2026

Local Authority
East Suffolk

Council Tax Band
F

Directions



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

ATTIK
CITY | COUNTRY | COAST

Wrentham Office Sales
ATTIK City Country Coast
26 High Street
Wrentham
Suffolk
NR34 7HD



Contact

01502 820 028

enquiries@attikccc.co.uk

www.attikccc.co.uk