



Paddington Hall

Barking, Suffolk

A detached period farmhouse extending to approximately 2,300 sq ft, occupying an exceptional elevated rural position with approximately 6.69 acres, stabling, paddocks and outbuildings, enjoying far-reaching countryside views whilst offering significant scope for modernisation.

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Lifestyle Introduction

Occupying an enviable position amidst the rolling Suffolk countryside, Paddington Hall represents a rare opportunity to acquire a traditional country farmhouse with land, privacy and exceptional potential.

Approached via a quarter-mile private driveway, the property enjoys a remarkable degree of seclusion, surrounded by open farmland and mature woodland whilst commanding outstanding views across the surrounding landscape. Extending to approximately 2,300 sq ft, the farmhouse provides generously proportioned accommodation arranged over two floors, retaining a wealth of period character and original features.

Whilst now requiring comprehensive modernisation, the property presents a unique opportunity for purchasers to create a bespoke country home tailored to their own requirements. The combination of a substantial farmhouse, useful outbuildings and approximately 6.69 acres offers considerable flexibility for a variety of lifestyles.

Particularly suited to equestrian enthusiasts, hobby farmers, smallholders or those seeking a rural retreat, the property benefits from established paddocks, stabling and extensive external storage. Opportunities to acquire properties of this nature, combining privacy, character and acreage within easy reach of local amenities, are becoming increasingly scarce.

Needham Market lies approximately 2 miles away, providing day-to-day facilities and rail services, whilst the larger market town of Stowmarket is approximately 5 miles distant with mainline services to London Liverpool Street in around one hour.

Key Features

- Detached period farmhouse
- Approximately 2,300 sq ft of accommodation
- Five bedrooms
- Approximately 6.69 acres (2.707 hectares)
- Elevated rural position
- Quarter-mile private driveway
- Exceptional privacy and seclusion
- Far-reaching countryside views
- Two-box stables and a tack room
- Fenced paddocks and grazing land
- Useful agricultural and storage buildings
- Ideal for equestrian or smallholding use
- Scope for refurbishment and modernisation
- No onward chain
- Approximately 2 miles from Needham Market
- Approximately 5 miles from Stowmarket station



Living & Entertaining

The farmhouse offers a collection of well-proportioned reception rooms that reflect the property's traditional agricultural origins whilst providing the foundations for a substantial family home.

Character features including exposed timbers, fireplaces and original joinery remain throughout much of the accommodation, creating warmth and authenticity. Large windows frame attractive views across the surrounding gardens, paddocks and open countryside, ensuring a strong connection with the property's remarkable setting.

The versatile layout provides excellent flexibility for modern family living, offering opportunities to create formal and informal reception areas, dedicated work-from-home space or additional family accommodation depending upon individual requirements.

Whilst requiring updating throughout, the accommodation offers tremendous potential to create a beautifully restored country residence that fully capitalises on the property's scale, character and exceptional location.



Kitchen & Daily Living

The kitchen currently occupies a central position within the farmhouse and enjoys attractive views across the surrounding grounds and countryside.

Although requiring modernisation, the space offers significant potential for reconfiguration and enlargement, subject to any necessary consents, creating a contemporary family kitchen suited to modern lifestyles. The adjoining accommodation provides ample opportunity for open-plan living, informal dining and entertaining.

With direct access to the gardens and external areas, the arrangement lends itself particularly well to country family living, allowing seamless connection between the house, gardens and surrounding land.

The property's scale and layout provide purchasers with an exciting opportunity to create a bespoke kitchen and family space tailored to their own requirements and style.



Bedrooms & Bathrooms

The bedroom accommodation is arranged over two floors and offers generous proportions throughout.

The principal bedrooms enjoy attractive views across the surrounding countryside, reinforcing the property's rural setting and sense of tranquillity. Character features remain evident throughout the accommodation, contributing to the farmhouse's charm and individuality.

The existing layout provides excellent flexibility for family occupation whilst also offering opportunities for reconfiguration and enhancement as part of any refurbishment programme.

Combined with the property's generous overall footprint, the accommodation presents considerable scope to create a substantial and comfortable country home capable of meeting a wide range of lifestyle requirements.



Garden & Outside area.

The grounds are undoubtedly one of Paddington Hall's defining features, extending to approximately 6.69 acres and providing a wonderful balance of gardens, paddocks and practical equestrian facilities.

Approached via a quarter-mile private driveway, the property enjoys an exceptional sense of arrival, with the farmhouse occupying an elevated position overlooking its own land and the wider countryside beyond.

The paddocks are well suited to the keeping of horses and livestock, complemented by a three-box stable block, tack room and a range of useful outbuildings. The land has historically been utilised for equestrian purposes and offers excellent flexibility for a variety of rural pursuits.

Surrounded by open countryside and enjoying outstanding levels of privacy, the grounds provide an increasingly rare opportunity to acquire a manageable country holding in a highly desirable Suffolk location.



Floorplan

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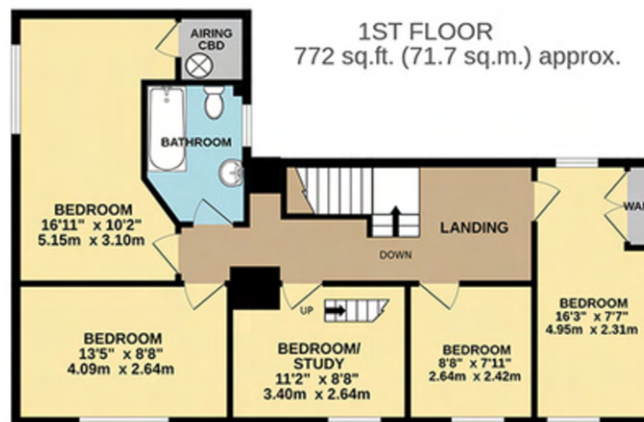
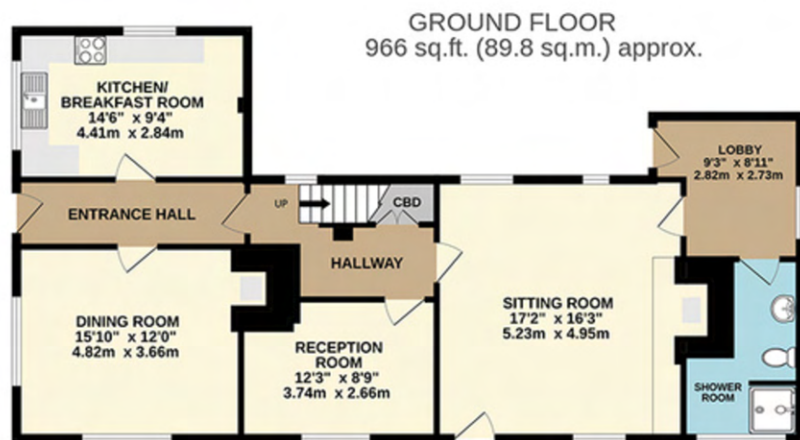
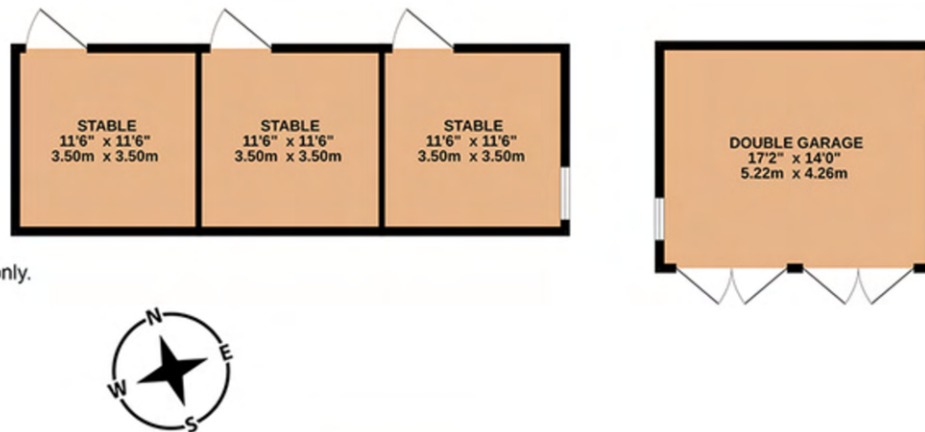
TOTAL FLOOR AREA 2372 sq.ft (220.4 sq.m.)(approx.)

Accommodation: 1738 sq.ft (161.5 sq.m) -

Garage/Outbuildings: 634 sq.ft (58.9 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios for David Burr Estate Agent.



Paddington Hall occupies a delightful rural position close to the village of Barking, surrounded by attractive Suffolk countryside yet remaining conveniently placed for access to local amenities and transport links.

Needham Market lies approximately 2 miles away and offers a range of everyday facilities, whilst Stowmarket, approximately 5 miles distant, provides a more extensive range of shopping, educational and recreational amenities.

Stowmarket railway station offers direct mainline services to London Liverpool Street in approximately 60 minutes, making the property well suited to those seeking a rural lifestyle without sacrificing connectivity. The A14 provides convenient access to Ipswich, Bury St Edmunds, Cambridge and the wider motorway network.

Agents Note: It is understood there is a public footpath across the grounds. For further information please contact the Woolpit Office

Property information

Mid Suffolk District Council - E

EPC Rating: TBC

Tenure: Freehold

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