



CHURCH HOUSE

Lower Layham | Suffolk



Chapman Sticks

CHURCH HOUSE

LAYHAM ROAD, LOWER LAYHAM

SUFFOLK, IP7 5LZ

Hadleigh - 1.5 miles
Manningtree Station - 7 miles
Ipswich - 11 miles

- Entrance hall & inner hall • Front sitting room • Dining room •
- Kitchen / breakfast room • Rear vestibule • Wet room • Landing •
- Three bedrooms • Family bathroom • Detached former school •
- Private walled rear garden • Off-road parking • In all, 0.2 acres •

The Property

Originally the village school and Post office, Church House arguably occupies one of the most attractive and unspoilt rural locations in the south Suffolk area.

Set on the northern edge of this small quaint village, the property's tranquil setting is a key attribute, which abuts meadowland and St Andrew's churchyard on three sides. Moreover, the house directly overlooks Lower Layham's War Memorial, to the opposite side of a minor country lane (Layham Road).

Having been under the same ownership for some 50 years, it is fair to say the accommodation requires cosmetic upgrading. However, the property offers significant scope to modify, which includes the potential conversion of the former school, which directly overlooks the neighbouring churchyard.

Via a side entrance hall with original tiled floor, the main house provides two reception rooms, each with fireplaces. To the rear is the kitchen, with original paniments and a former stove fireplace which now houses an oil-fired boiler. The remaining ground floor is the adjoining wet room and vestibule, giving access to the rear garden.

Served by a bathroom, all three first floor bedrooms offer wonderful far-reaching rural views to all sides.

Positioned immediately to the southern side of the main house is the former school, which has now fallen into disrepair. That said, considering a combined floor area of about 900sq.ft, the building provides great scope to convert as part of the core accommodation, which could suitably be two-storey. The entire window range to the southern wall directly overlooks St Andrew's churchyard.

Set in about 0.2 acres, the part-walled garden is chiefly to the rear (east) where meadowland and the adjacent churchyard define all three boundaries giving fabulous views. The garden is chiefly of lawn, with numerous mature trees and shrubs. The front parking area is directly in front of the former school, which has twin timber doors.

AN UNLISTED VICTORIAN HOUSE OCCUPYING A TIMELESS RURAL SETTING



Location

Lower Layham is situated in undulating countryside of the Brett Valley and this charming pretty village provides a parish church, village hall and a public house. The popular market town of Hadleigh is approximately 1.5 away and offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

Services

Mains water, electricity and drainage are connected. Oil-fired heating.

Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band D (2026)

EPC Rating

Current E (40). Potential A (95).



Church House, Layham Road, Lower Layham, Suffolk, IP7 5LZ

Approximate Floor Area
 Main House - 1054 sq. ft / 97.96 sq. m
 Outbuilding - 907 sq. ft / 84.30 sq. m

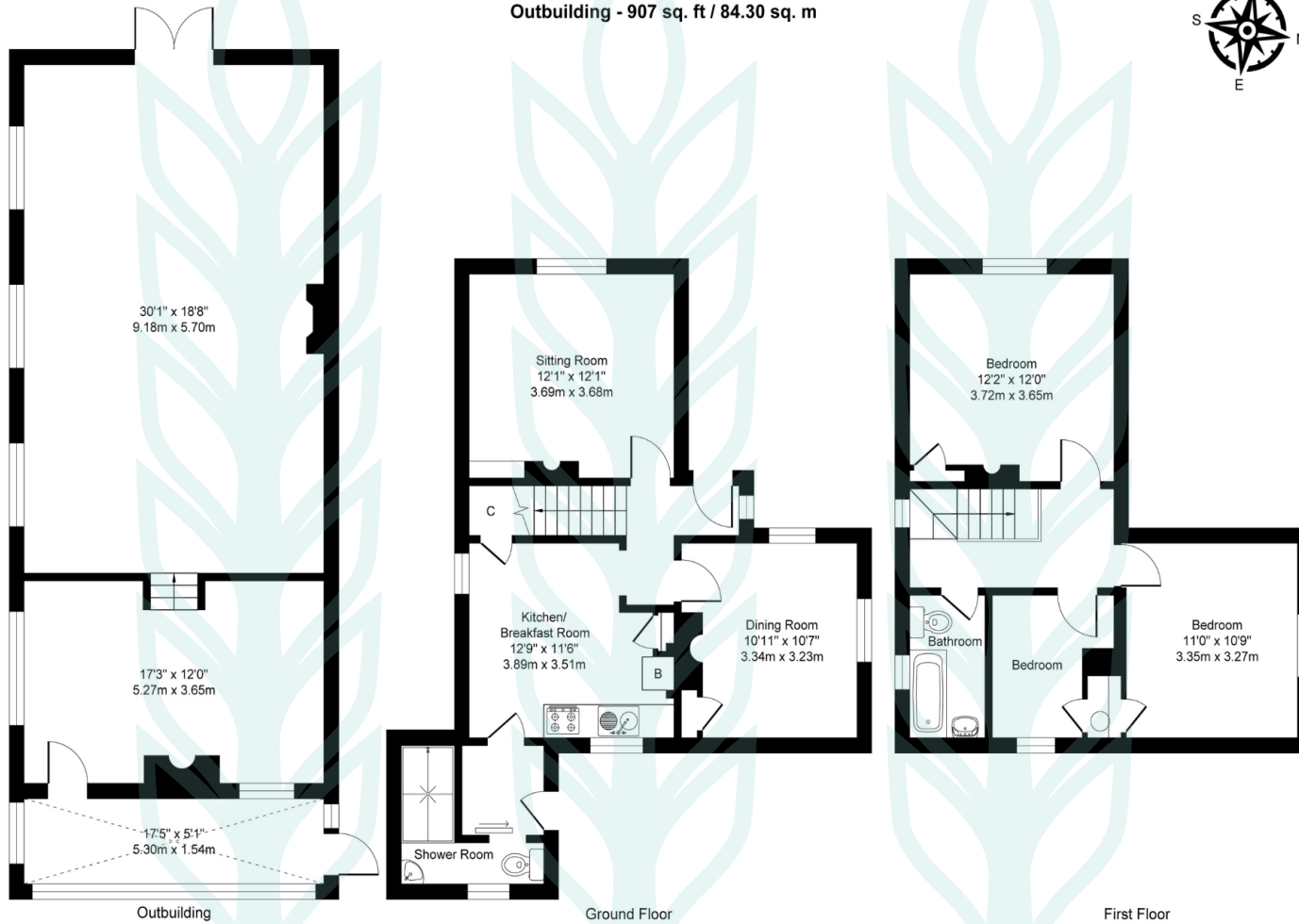


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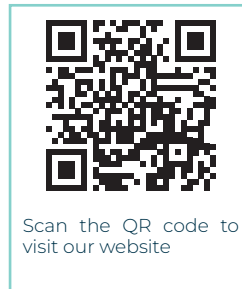
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