

HAUGHLEY PARK



STOWMARKET, SUFFOLK





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Stowmarket - 4 miles (1 hour 11 minutes to London Liverpool Street) | Bury St Edmunds - 11 miles
Ipswich - 16 miles | Cambridge - 43 miles | London - 92 miles
(All distances and times are approximate)

‘A BEAUTIFUL COUNTRY ESTATE IN THE HEART OF
SUFFOLK, EXTENDING TO 240 ACRES.’

16,300 sq ft Grade I Listed Manor House with office space or potential for conversion to further bedrooms
(subject to the necessary consents)

Grade II listed wedding barn with ceremony room and reception room with capacity for 120 seated

5 bedroom farmhouse

Range of outbuildings | Walled kitchen garden | Tennis court | Croquet Lawn | Parkland | Woodland

In all about 240 acres

For sale as a whole



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

INTRODUCTION

For the first time in 69 years of ownership, Knight Frank are instructed as sole selling agent to offer for sale the freehold interest of Haughley Park, a prestigious Grade I listed manor house with event venue, farmhouse and 240 acres of historic parkland.

Nestled in the heart of the Suffolk countryside, Haughley Park Estate dates back to the early 17th century. The property was acquired by the existing owners in 1956. Since then the property has been lovingly restored by two generations of the Williams family.



HISTORY

Haughley Park, originally part of a royal hunting estate, was granted to Sir John Sulyard by Queen Mary I in 1554. Around 1620, a Jacobean manor house was built, remaining with the Sulyard family until 1799. After several ownership changes, Turner Henderson bought it in 1924. Following his death, Alfred Williams purchased the estate in 1956 and saved it from demolition. A fire in 1961 led to major restoration, completed by 1964. The Williams family still own Haughley Park, which now serves as a private residence and event venue, set in 240 acres of historic parkland and gardens.



SITUATION

Haughley Park is located just outside the village of Wetherden, in the heart of rural Suffolk, approximately four miles northwest of Stowmarket. The Estate is accessed via Haughley New Street, with convenient links to the A14 between Junctions 47a and 49, offering direct access to the A12 and the national motorway network. The A12 can be reached in around 30 minutes, while the M25 is approximately 60 miles to the southwest.

Stowmarket railway station offers regular services to London Liverpool Street, with journey times of approximately 80 minutes. The nearby A14 also provides quick access to Cambridge and Bury St Edmunds.

Haughley is well positioned for both regional and international travel. London Stansted Airport is around an hour's drive via the A14 and M11, while the Port of Felixstowe, one of the UK's busiest container ports, lies approximately 35 miles to the southeast.



DEMAND DRIVERS

- Good access via A12 and A14 and direct trains from London Liverpool Street
- Suffolk is part of the broader East of England tourism economy worth over £10 billion annually
- Over 4 million overnight stays
- In the immediate location there is only the Travel Lodge Ipswich Stowmarket Hotel (40 beds) and the 3-star Cedars Hotel Stowmarket (26 beds)

ANNUAL EVENTS AT HAUGHLEY PARK

- Alive and V-Dubbin, a family-friendly festival
- Weird & Wonderful Wood, an arts & crafts fair
- Potfest, a ceramic festival



Ickworth House



Minsmere, Suffolk Coast



Southwold

Education - There are numerous good schools in the area in both the public and private sector. Notably, Culford School, Old Buckenham Hall, Framlingham College, Woodbridge School, Ipswich School, Ipswich High School, Royal Hospital School and Orwell Park. Further afield in Cambridge The Leys School and The University of Cambridge.

Activities - Horse racing can be found in Newmarket and Wyken Vineyards offers an array of activities including restaurants, country store and farmers' market. Thetford Forest is also nearby for walks and activities.

Dining - Pea Porridge, Lark, Maison Bleue, The Weeping Willow, 1921 and The Angel Eaterie, Tuddenham Mill, The Packhorse Inn, The White Horse, The Leaping Hare Restaurant at Wyken Vineyards.



Bury St Edmunds

Places of Interest	Distance from Haughley Park
Natural Beauty	
Suffolk Coast and Heaths AONB	9.2 miles
Aldeburgh Coast	35.4 miles
Snape Maltings	30.1 miles
Historic Sites	
Ickworth House (National Trust)	15.6 miles
Framlingham Castle	25 miles
Orford Castle	32.8 miles
Shopping	
Bury St Edmunds	11 miles
Woodbridge	23.3 miles
Adnams Brewery (Southwold) and Aspoll Cyder	42.5 miles
Festivals	
Latitude Festival (Henham Park)	38.4 miles

HAUGHLEY PARK

The main house and wedding venue are approached by a long sweeping driveway that winds through the parkland, providing a striking first impression when entering the estate.

The main manor house comprises of a red brick Jacobean building, with the north wing later rebuilt in the Georgian style in 1820.

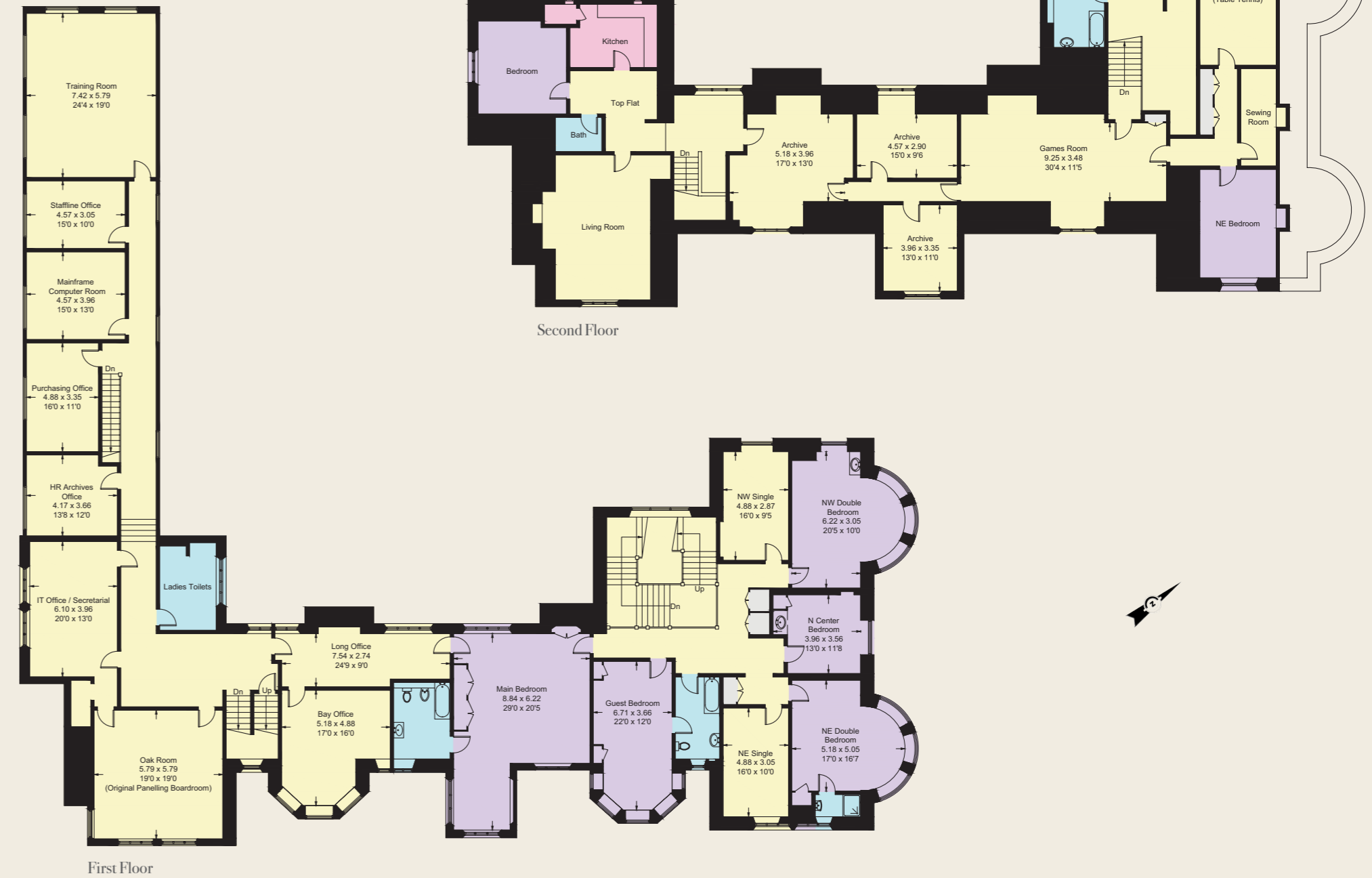








Approximate Gross Internal Floor Area:
 Main House - 1,522.4 sq m / 16,387 sq ft
For identification only, not to scale.



WEDDING VENUE

The Barn is located 100m south-east of the manor house. Formerly a converted 16th century stable block, it has been carefully converted into a space to host events. Equipped with

a commercial kitchen and W/C facilities, it can host evening events for up to 240 guests, wedding breakfasts up to 120 and civil ceremonies for up to 100 guests.



The Barn



The Barn



Approximate Gross Internal Floor Area:
 The Barn - 357.0 sq m / 3,843 sq ft
 Store - 30.4 sq m / 327 sq ft
 Total - 387.4 sq m / 4,170 sq ft
 (Excluding external closed storage & workshop)
For identification only, not to scale.

FARMHOUSE

Adjacent to the barn is a five-bedroom Victorian farmhouse, which can hold up to 10 guests. On the ground floor, it contains a fully equipped kitchen, dining room, accessible bedroom and wet-room. On the first floor there are four double bedrooms.



Farmhouse



Farmhouse



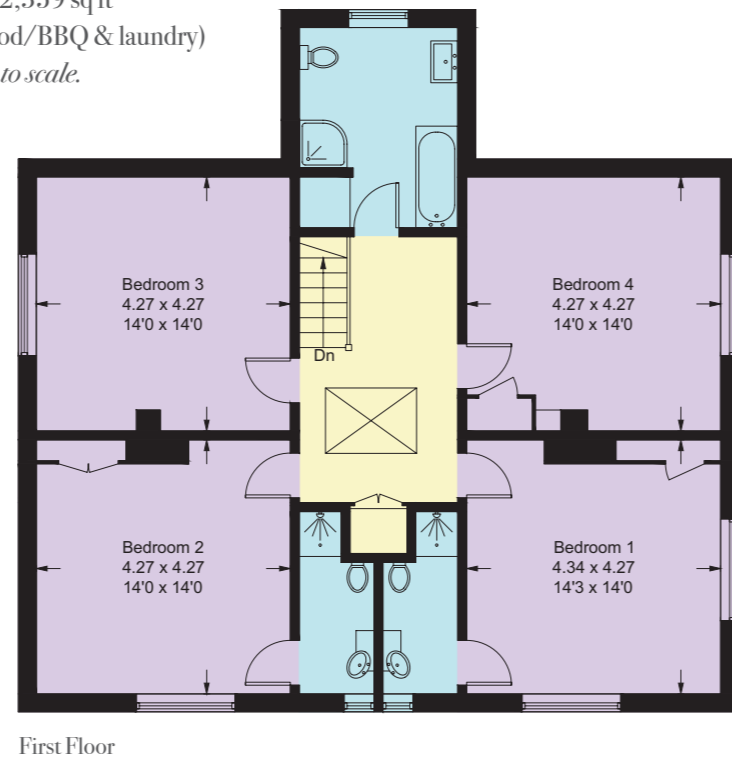
Farmhouse



The Barn and Farmhouse



Approximate Gross Internal Floor Area:
 Farmhouse - 219.2 sq m / 2,359 sq ft
 (Excluding external firewood/BBQ & laundry)
 For identification only, not to scale.



GARDENS AND GROUNDS

Six acres of grounds surround the main house, including a main lawn on the north side, croquet lawn, tennis court, woodland garden, walled kitchen garden and traditional carriage turn lawn in front of the house.

The walled kitchen garden lies to the south and boasts a mix of herbs, flowers and produce. A 1,000-year-old oak tree can be

found on the north lawn and nearby are steps down to a magical woodland garden (known as The Dell) with giant Redwood (Wellingtonia) trees adding to the fairy tale atmosphere.

Towards the barn lies a large pond with water lilies and reeds and a large weeping willow to the rear.

OUTBUILDINGS

There are a range of further outbuildings providing storage to the estate as well as garaging and event management storage.





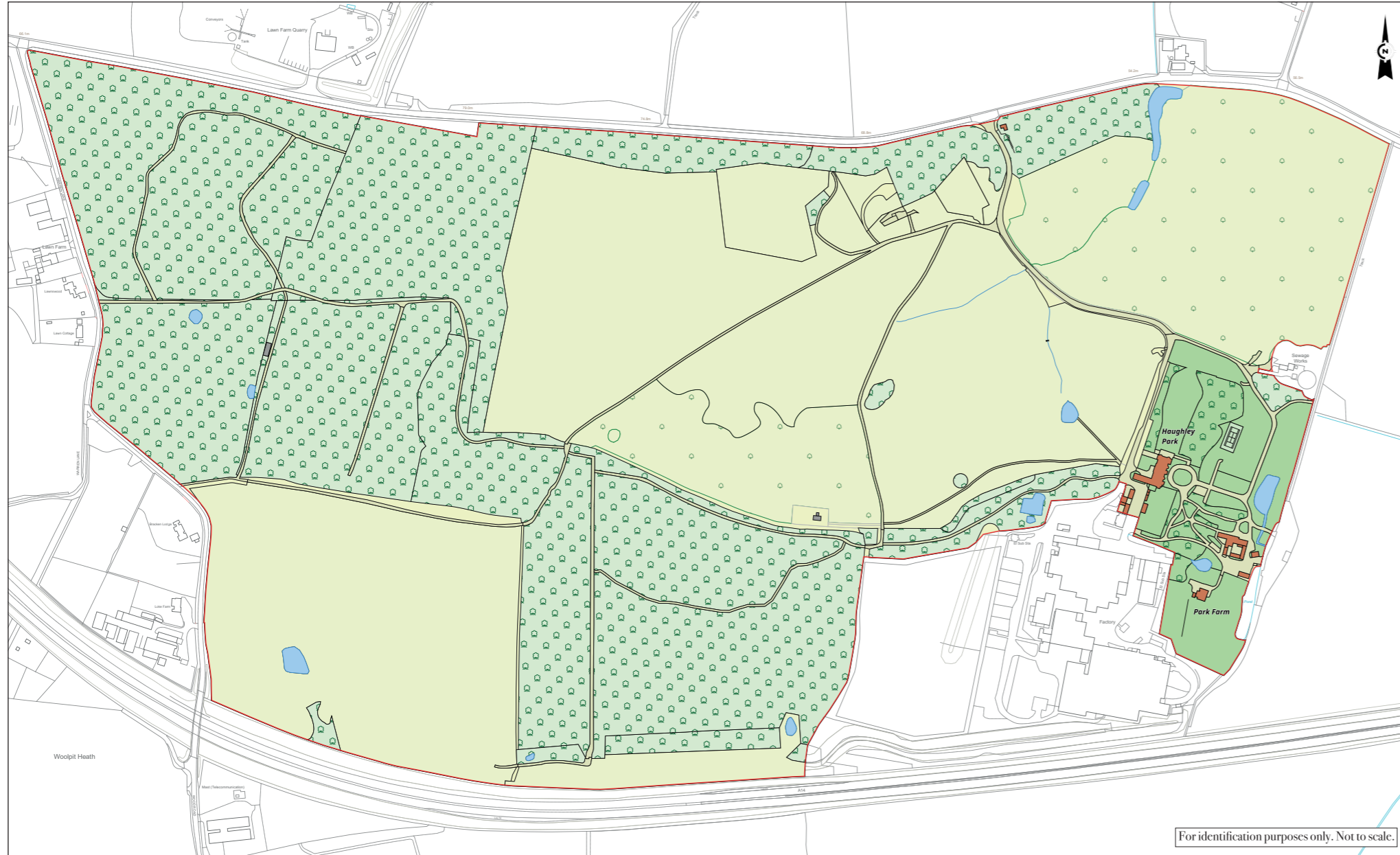
LAND

The land at Haughley Park Estate extends to 240 acres, 100 acres of which is woodland and 119 is parkland and pasture. Some of the pasture is grazed by a local grazier on a friendly agreement whilst the remaining land is managed in hand.

The woodland includes special plantations, sections of coppice and a small arboretum comprising specimen trees, colourful rhododendrons and secluded glades. The woods also feature 10 acres of naturally occurring bluebells which provide a 'blue

carpet' in late April-early May. The parkland is home to a variety of mature specimen oaks and their iconic silhouettes add drama to the landscape.





Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor any joint agent in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2025. Photographs dated June 2025. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is no public footpath across the property. There is a right of way across the main drive to the adjacent factory.

BUSINESS RATES

We have made enquiries through the Valuation Office Agency and the premises rateable value is £20,750. Rates payable for 2023 to present. We suggest that interested parties make their own enquiries to confirm these figures.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

COUNCIL TAX BAND AND EPC RATING

Property	Council Tax Band	EPC Rating
Haughley Park	D	-
Haughley Park Farmhouse	-	E
The Barn	-	D
Butlers Flat	A	-

LOCAL AUTHORITY

Mid Suffolk Council

SERVICES

Mains and private water, mains electricity and oil fired central heating with private drainage.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

DIRECTIONS

Postcode - IP14 3JY

What3words: ///Running.departure.divides

VIEWINGS

Strictly by Appointment with Knight Frank.

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Viewing is strictly by appointment only.
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