Chartered Surveyors / Estate Agents

Clarke & Simpson









Fordley Hall, Fordley Road, Middleton, Suffolk IP17 3LT

A most attractive and substantial period farmhouse with a range of modern and traditional buildings standing in idyllic gardens and grounds of 7 acres, and with further land available.

Guide Price £1,275,000 Freehold

C892(B)

Summary

House - Kitchen/breakfast room, larder, butlers pantry, utility room and two cloakrooms. Dining room, drawing room and study. Boot room. Principal bedroom with en-suite bathroom/dressing room, six further bedrooms and two family bathrooms. Cellar.
Landscaped gardens and grounds that include a tennis court, garaging, workshop and studio with kitchenette and cloakroom.
Substantial yard with modern and historic buildings that include a range of stables and a grain store, totalling approximately 21,000 sq.ft.
In total, just over 7 acres, with the opportunity to purchaser 17 further acres.

Location

Fordley Hall is situated in a pleasant rural location along a no-through road. The property is situated within the Parish of Middleton with the village centre itself being approximately one mile. Here, there is a popular pub, The Bell Inn. The property is ideally located for access to the coast with Aldeburgh being 9 miles and Southwold 12 miles. Both towns are celebrated for their cultural richness including Aldeburgh's annual music festival held at Snape Maltings Concert Hall which is just 9 miles. For those who enjoy golf and sailing both can be found at Aldeburgh. The town of Saxmundham which has both Waitrose and Tesco supermarkets as well as a railway station is 4 miles. There are trains to London's Liverpool Street station via Ipswich.

Description

Fordley Hall is a Grade II Listed farmhouse. It is believed that from the carvings on principal beams in the hall/dining room, that the original hall dates back to 1478 with both wings extended in the late 1960s. The house is of timber frame construction with rendered elevations under a plaintiled roof. The substantial house extends to some 4,295 sq.ft arranged over two floors plus a cellar. The house stands in beautiful grounds where there are south and west facing patios, a vegetable garden, tennis court and meadow with an idyllic pond. Immediately adjoining the gardens is the yard where there is an excellent range of historic and modern buildings which have been used as stables and for agricultural purposes. The buildings have scope, subject to the normal consents, to be converted for alternative uses.

The immediate grounds extend to just over 7 acres. Fordley Hall forms part of Fordley Hall Farm and the property is available as a whole or in up to three Lots. The farm extends to some 280 acres and the purchase of further land, amenity and agricultural, with the dwelling and its buildings is possible.

The House - A front door leads to a porch and inner hallway. Off this are two of the reception rooms, the drawing room and dining room. The dual aspect drawing room enjoys views over the gardens, buildings and farmland and has French doors opening onto the terrace. At one end is an open fireplace and store cupboard. The dining room is dual aspect with lead light windows to the front and rear of the property. It has exposed timbers and an inglenook fireplace with bressummer beam above which is home to a woodburning stove. A door leads to a study and also an inner lobby where the first of two staircases rise to the first floor landing. Off this is a cloakroom with WC and handwash basin and access to the cellar. From the dining room, a hallway leads to the farmhouse kitchen/breakfast room. This has low-level wall units and a large stainless sink with drainers. There is a four oven duck egg blue oil fired Aga and also an electric oven and electric hob. The kitchen windows overlook the terrace. A second set of stairs rise to the first floor landing and as well as a door into the boot room, there are also doors to the butlers pantry and the large larder. The utility room has a stainless steel sink and space and plumbing for a washing machine and tumble dryer. There is an oil-fired boiler, a store cupboard and a further cloakroom with WC. The boot room has wall to wall windows overlooking the gardens and a door to the driveway.

The first floor landing has windows to two elevations, one of two airing cupboards with a hot water cylinder and doors to the bedrooms and bathroom. The principal bedroom is dual aspect and has a bay window overlooking the barns and agricultural land beyond. This has fitted wardrobes and drawers and a door to an en-suite bathroom/dressing room that comprises a bath, two handwash basins, WC, shower and airing cupboard with a hot water cylinder. The six further first floor bedrooms can all be used as doubles and have attractive period features such as exposed timbers. There are two family bathrooms, both of which have baths, handwash basins and WCs, and one with a shower above the bath.

Outside

The Gardens - Fordley Hall is approached from Littlemoor Road which is a no-through road, via a shingled drive providing off-road parking. From here there is access to a redbrick building that comprises two open fronted garages measuring 19' x 17' and a workshop of 17' x 10'. Above the garages/workshop is the impressive studio. This has been refurbished in recent years and in total measures 30' x 17'. It is used as the farm office and has a kitchenette with high and low-level wall units, an integrated dishwasher, electric oven, hob and stainless steel sink. In addition, there is a shower room with WC, handwash basin and shower. The studio has electric heating and subject to the normal consents, would be ideal as an annexe or holiday let.

The gardens are predominately to the south and west of the house and there is a substantial sandstone terrace beyond which are beds and topiary leading down to a lower-level lawn where there is also a pond and a useful store and mower shed. Adjacent to the studio is a partly walled garden attached to which is a timber framed greenhouse. Beyond is an enclosed vegetable garden and also a meadow. Here there is an excellent hard tennis court with retractable lighting. A five bar gate leads to an additional meadow which is enclosed by mature trees and hedges and contains a large pond. Adjacent to this is a horse paddock which is fenced and has direct access to the yard and buildings.

The Yard and Buildings - whilst these lie adjacent to the house and its grounds, they have excellent independent access from the lane. There is substantial concrete hardstanding off which are the numerous modern and traditional buildings including silos.

Building One - Grain Store - of steel portal frame construction with part steel profile sheet cladding and part corrugated fibre cement/asbestos cladding. 60' x 60' with central wall and two sliding doors to front, both with a width and height of approximately 13'. Grain drying floor which is served by a propane gas-fired industrial fan heater. The roof houses 110 PV panels and within the building are Tesla batteries, control panels and also the electricity meter for the buildings and farmhouse.

Building Two - Grain Store Lean To - steel construction with part block and part corrugated fibre cement/asbestos cladding with remote controlled up and over door to the front. 60' x 21' (minimum).

Building Three - Store - of predominantly brick, timber frame and block construction under a corrugated fibre cement/asbestos roof. 45' x 26' inclusive of a garage and game room.

Building Four - Store - of timber frame construction with part brick and part block elevations under a fibre cement/asbestos corrugated roof. 40' x 28' (inclusive of cloakroom and additional store).

Building Five - Timber Frame Suffolk Barn - an historic timber frame Suffolk barn with a brick and block plinth under a tiled roof. 54' x 19'.

Building Six - Open Fronted Cartlodge - of timber frame construction under a part pantile, part profile sheet roof. 45' x 28'.

Building Seven - Store - of timber frame construction with brick and flint plinth under a pantile roof. 53' x 22'.

Building Eight - Dutch Barn - of timber frame construction under a fibre cement/asbestos corrugated roof. 56' x 28'.

Building Nine - Barn - of brick and timber construction with brick elevations under a pantile roof. 60' x 16'1. Used as the shoot dining room and inclusive of a cloakroom with WC and handwash basin, and separate kitchen area. First floor storage above.

Building Ten - Open Store - a large general purpose store of timber frame construction with corrugated fibre cement/asbestos roof. 76' x 43'.

Building Eleven - Stables/Cartlodge - of timber frame construction with a brick plinth under a pantile roof. 76' x 16'. Includes three large stables each of approximately 15' square, along with a triple bay cartlodge.

Building Twelve - Store/Tack Room - of predominantly block construction with weatherboarded elevations under a pantile roof. 53' x 15'. Divided into sections including kennels, stores and tack room.

Building Thirteen - three corrugated grain silos.







































Fordley Hall, Middleton

Approximate Gross Internal Area = 399.0 sq m / 4295 sq ft
Outbuildings = 93.6 sq m / 1007 sq ft
Total = 492.6 sq m / 5302 sq ft



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Pond
Pond
Pond
Drain
Pond
Fordley Hall
Ponds
Vale
Farm
Track
11
9
12
10
8
7
6
5
4
3
2
1
13
Silos
Fordley Hall
Cottages



Directions
Proceeding north on the A12, bypass Saxmundham and then turn right onto the B1121 towards Carlton Kelsale and Saxmundham. Take the first lane on the left onto Tiggens Lane and continue straight along for approximately 1.9 miles. Turn left onto Littlemoor Lane where Fordley Hall will be found on the left.

What3Words Location:///witty.certified.scar

Viewing Strictly by appointment with the Agent.

Services Mains electricity with one supply serving the house and buildings.
110 PV panels along with Tesla batteries and with a capacity of 24.75kwp. The FIT tariff is 12.57p and the two Tesler Power wall batteries with a 13.5kW capacity.
Water via a private well.
Private drainage system (whilst it is understood that the septic tank works in a very satisfactory manner, it is unlikely to comply with the modern General Binding Rules. Therefore a buyer should budget to install a sewage treatment plant and this has been taken into account within the guide price).
Propane gas fan heater serving the grain drying floor.

Broadband To check the broadband coverage available in the area click this link – https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile Phones To check the mobile phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

Building Survey The vendors have commissioned an independent building survey via James Aldridge Surveyors. A copy of the survey is available to be sent to interested parties via email. The charge of the survey (£1,500 including VAT) will be re-charged to the buyer via the solicitors upon completion with the surveyors duty of care being passed to the new owner.

EPC Rating = F (Copy available from the agents upon request).

Council Tax Band G; £3,805.95 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. Whilst the property sits in a particularly pleasant rural location, it should be noted that the Sizewell C Link road is being constructed in the vicinity and whilst some distance from the house and buildings, interested parties may wish to study the plans which are within the public domain or available from the Agent.



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