

A five bedroom detached house along with a red brick barn and spacious one bedroom annexe in a standalone position of 1.5 acres, within the parish of Burgh, 5 miles from Woodbridge.



Guide Price

£1,100,000

Freehold

Ref: P7757/C

Address

Red House Farm
Burgh
Suffolk
IP13 6SR



Sitting room, drawing room, conservatory, dining room, kitchen with pantry, breakfast room, utility room and cloakroom.

Bedroom one with en-suite shower room. Three further double bedrooms and bathroom. Attic bedroom.

Impressive redbrick barn with scope for conversion, adjoining which is an annexe with kitchen, sitting room, garden room, dining hall, bedroom and en-suite bathroom.

Delightful gardens and grounds in all extending to 1.5 acres.

Contact Us



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Location

Red House Farm is situated in a standalone position within the parish of Burgh, 5 miles from the centre of Woodbridge. Grundisburgh, with its pub, shops and school is 2 miles. Woodbridge has an extensive range of shops, restaurants, public houses and recreational facilities along with an excellent Marina. There is also a good choice of schooling in both the private and state sectors. The Heritage Coast lies within about 18 miles with popular centres such as Orford, Aldeburgh, Thorpeness, Walberswick and Southwold.

Description

The property offers an exciting opportunity to buy a period, extended former farmhouse in a pleasant rural location. It has the advantage of not only a large five bedroom family home, but also a substantial redbrick barn with annexe that could be converted, subject to the normal consents. The farmhouse, which was Grade II Listed in 1988 is believed to date from the 17th century with both 18th century and 20th century additions. The core of the house is of timber frame construction with rendered elevations. In the 1970s a substantial rear extension was added.

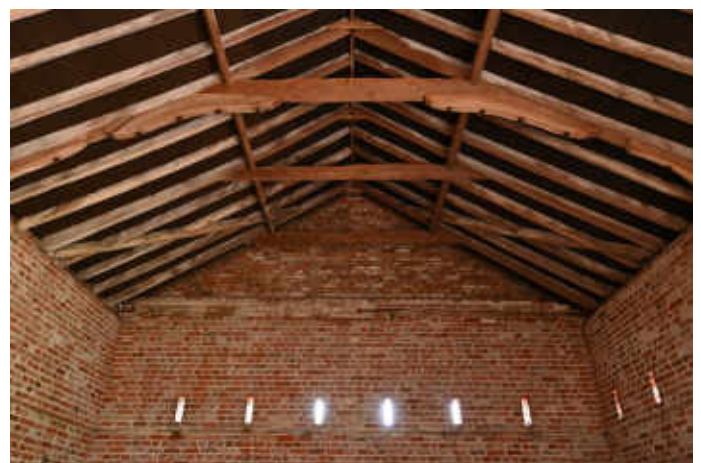
The House - A front door provides access to a hallway, off which is the dining room and also the sitting room. This is dual aspect with windows to the front and also the side overlooking the garden. There is a brick fireplace and exposed timbers. A door leads through to the drawing room. This is triple aspect with windows to the south, west and north. There is a brick fireplace which is home to a woodburning stove. A door leads to the rear hallway and French doors open to the conservatory. This is of timber construction on a brick plinth and enjoys views of the garden. French doors lead to the patio. The rear hallway is double height and shows the studwork of the exterior of the original house. It has a window to the rear, a cupboard housing the oil-fired boiler, a door to a cloakroom with WC and handwash basin, and stairs rising to the first floor landing. A door opens to the dining room. This is believed to be the core of the original house and has exposed timbers and an inglenook fireplace with bressummer beam above and canopy. There are east facing windows to the front of the property and a door leads to the breakfast room. This has brick flooring and windows to the north and east. There are fitted cupboards and seating. An open archway leads into the kitchen. Here there is a four oven burgundy gas-fired Aga, adjacent to which is an electric oven and hob. The kitchen is fitted with high and low-level wall units and has a worksurface with one and a half bowl ceramic sink and drainer. There is space and plumbing for a dishwasher and fridge along with an alcove where there is space for a freezer. A door opens to a shelved pantry and a further door opens to a utility room. This has high and low-level wall units, space and plumbing for a washing machine, two stainless steel sinks, a window and a stable style door to the driveway.

On the first floor landing there is a wardrobe with hanging rail, a storage cupboard and an airing cupboard with hot water cylinder and slatted shelving. Stairs rise to the second floor fifth bedroom and doors lead to the first floor bedrooms and bathroom. The principal bedroom is dual aspect with windows to the south and east overlooking the garden and beyond. There are exposed timbers and a blocked brick fireplace. A door opens to an en-suite shower room comprising WC, handwash basin, shower and wardrobe with hanging rail and shelf. There is also a window to the front of the property. Bedroom two is a double with windows to both the south and west. Adjacent to this is the family bathroom that has a bath, WC, handwash basin, shower and south facing window. Bedroom three is a double with east facing window to the front, handwash basin with cupboard below as well as a built-in wardrobe. Bedroom four is dual aspect with north and east facing windows along with a handwash basin with cupboard below. On the second floor is a fifth bedroom within the attic space which has a vaulted ceiling. It has a south facing window and a hatches to the loft space.

The Barn and Annexe - This most impressive redbrick barn measures approximately 54' x 22'. It has a window at one end as well as ventilation slits. Stairs in one corner provide access to a first floor store space. This measures 31' x 14' and has a window at one end as well as access to a further loft area. From the barn and also accessed independently is the annexe. There is a dining hall with east facing windows and a glazed door leading to a private courtyard garden area. This has a storage cupboard, airing cupboard with hot water cylinder with immersion heater, a cloakroom with WC and handwash basin, and doors off to the bedroom and kitchen. The double bedroom has east facing windows overlooking the courtyard garden and a wardrobe with hanging rail and shelving. There is a door to an en-suite bathroom comprising WC, handwash basin, bath and window with obscured glazing. The kitchen has high and low-level wall units with an electric oven, stainless steel sink, worksurface and space and plumbing for a washing machine, fridge and freezer. It has a north facing window and door to the sitting room. This spacious room has exposed timbers and a brick fireplace with woodburning stove. There are south facing windows and French doors opening up to the courtyard garden and a glazed door to the garden room. This has wall to wall south facing windows and French doors opening up to a patio and further east facing French doors.

Outside

The main entrance to the property is off the Clopton Road onto a shingle driveway that leads to parking to both the house and barn, and also the annexe. The delightful gardens surround the house and are enclosed by mature hedges as well as some brick and flint walls. The garden is predominantly laid to grass with a number of beds and fruit trees of apple, pear, plum and quince. Within the garden is a pond and a further feature pond. A patio surrounds the southern end of the house and in addition a west facing patio from the rear hallway. Adjacent to the annexe is a delightful courtyard garden which is laid to grass with a substantial patio area. Next to the barn is a vegetable bed and two greenhouses. Beyond the barn is a small meadow where there are trees and a pond and a secondary access point onto the lane. In all, the grounds extend to approximately 1.5 acres.



THE HOUSE















THE ANNEXE

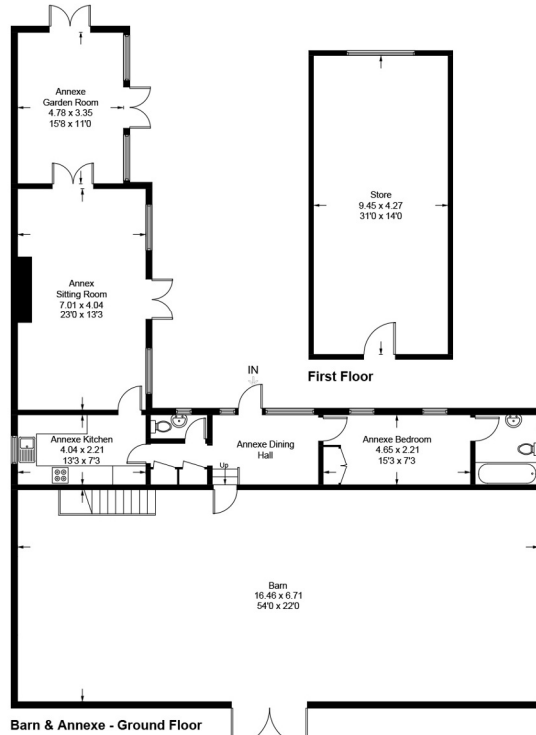




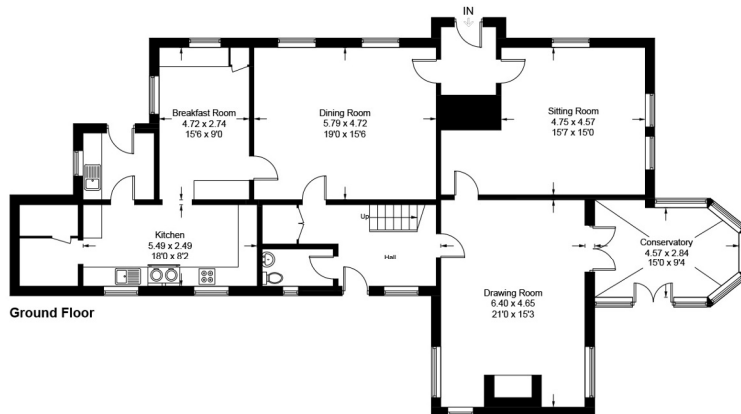
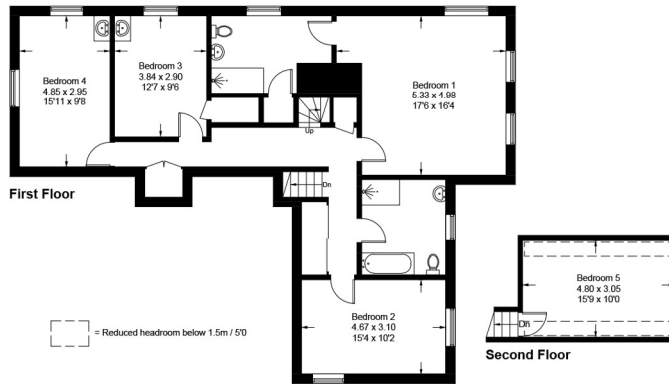


Red House Farm, Burgh

Approximate Gross Internal Area = 281.2 sq m / 3027 sq ft
 Barn & Annexe = 234.6 sq m / 2525 sq ft
 Total = 515.8 sq m / 5552 sq ft



(Not Shown In Actual Location / Orientation)



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Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Oil-fired central heating to the house with Calor gas to the Aga. Some electric heaters within the annexe. Private drainage system (whilst it is understood that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern General Binding Rules. A buyer may wish to budget to install a new sewage treatment plant and the cost of this has been taken into account within the guide price).

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>

EPC Rating = Exempt as Listed.

Council Tax Band G; £3,723.30 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. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. Whilst the property sits in a particularly pleasant, standalone position, it should be noted that pylons are visible.

5. The property is on two separate Titles. There is a covenant stating that the meadow cannot be sold independently of the rest of the property.

6. The annexe suffered from movement. Remedial work was undertaken and there is a Certificate of Structural Adequacy.

May 2026



Directions

Heading north on the A12, at Woodbridge adjacent to the “Dobbies” roundabout, turn left towards Grundisburgh onto the B1079. Bypass Grundisburgh and having gone over the bridge, take the next right hand turn onto the small lane towards Burgh. Proceed up the hill and at the crossroads, continue and leave the village. Having passed Burgh Farm on the right hand side continue down the hill and then take the next left where Red House Farm will be found on the left hand side.

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