



Sayers Farm
Semer, Ipswich, Suffolk

**DAVID
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Sayers Farm, Hadleigh Road, Semer, Ipswich, Suffolk, IP7 6HX

Semer is a small village and civil parish in Suffolk, located adjacent to a bridge over the River Brett on the B1115 between Hadleigh (3.4 miles), Stowmarket (10.7 miles) and Ipswich (12.9 miles). The parish also contains the hamlets of Ash Street and Drakestone Green. Semer Wood, a designated wildlife site, is classified as Ancient Woodland. The nearby town of Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including a primary school, shops and restaurants.

A four-bedroom detached, unlisted period farmhouse, understood to have originally existed as two tenements and combined to create a single, well-presented home of impressive standing. Offering an accommodation schedule of approximately 1,950 sq ft arranged over two floors, the property enjoys a semi-rural location adjacent to Hollow Trees Farm Shop and lying within convenient reach of the well-served market town of Hadleigh. Arranged via two ground floor reception rooms, the property is enhanced by a range of notable period features and characteristics including fireplaces, exposed ceiling timbers, picture rails, doors complete with Suffolk latches and exposed brick flooring. Notable contemporary features include a shaker-style fitted kitchen, LED spotlights, and an oak staircase with glass balustrade. Further benefits to the property include a rear courtyard with external garden store, a private driveway with allocated off-street parking for approximately six vehicles and access to an additional area of paddock land available (available via separate negotiation).

A four-bedroom, detached, unlisted period property arranged via two ground floor reception rooms, offering a wealth of retained features and further benefiting from a rear courtyard, covered garden store, ample private parking and a paddock (available via separate negotiation).

Frosted glass, oak door with stained glass panelling opening to:

ENTRANCE HALL: (1.97m x 1.37m) With exposed brick flooring and door with Suffolk latch to:

SITTING ROOM: (5.10m x 4.25m) With two casement windows to front, central fireplace with surround, exposed ceiling timber and picture rail in addition to a door to a useful storeroom.

DINING ROOM: (4.23m x 3.97m) With window range to front, exposed brick flooring, a range of ceiling timbers and brick fireplace (presently sealed).

KITCHEN: (8.17m x 3.07m) Fitted with a matching range of base units with preparation surfaces over and upstands above. Stainless steel single sink unit with mixer tap over and integrated appliances including an oven

with four ring hob over, extraction above, space for a fridge/freezer and washing machine/dryer. Wood effect flooring throughout, door to full height storeroom.

The kitchen area continues via an open space with ample room for a breakfast table, a staircase off with glass balustrade and door to:

CLOAKROOM: (1.39m x 1.20m) Fitted with wall hung ceramic WC, wash hand basin within a fitted unit and wall mounted heated towel rail. Frosted glass window to rear. LED spotlights.

UTILITY ROOM: (2.13m x 2.11m) Fitted with stainless steel single sink unit with mixer tap above, range of gloss fronted wall units and space for plumbing for washing machine and dryer.

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REAR HALL: (5.53m x 1.89m) (accessed via kitchen) With exposed brick flooring, casement window range to rear and housing oil-fired boiler. Door to:

STORE ROOM: (2.19m x 1.50m) Housing pressurised water cylinder.

First floor

LANDING: With study area and casement window providing aspect over the courtyard garden, timbered partition to a landing area with skylight, door with Suffolk latch to useful storage void and further door to:

BEDROOM 1: (4.52m x 4.16m) With UPVC framed window range to front affording aspects across the parking area and paddock. Exposed wall timbers and LED spotlights.

BEDROOM 2: (4.14m x 3.24m) With casement window to side affording views across grazing land.

BEDROOM 3: (3.57m x 3.23m) With casement window to front and door to recessed fitted wardrobe.

BEDROOM 4: (4.67m x 3.32m) Set beneath a vaulted roof line with exposed wall timbers and casement window to front.

FAMILY BATHROOM: (3.84m x 2.21m) Fitted with ceramic WC, wash hand basin within a fitted unit, wall-mounted Aquala infrared mirrors, bath and fully-tiled separate screen shower with shower attachment. Wall-mounted heated towel radiator, LED spotlights, and frosted glass casement window to rear.

SHOWER ROOM: (2.15m x 1.64m) Fitted with a ceramic WC, wash hand basin and a separately screened shower with shower attachment.

Outside

The property is set behind a shingle driveway, accessed via a five-bar gate and flanked by well screened gardens with a hedge line border and ditch beyond. A private parking area with space for approximately six vehicles and gated access to the:

PADDOCK: A post and rail bordered paddock available via separate negotiation at a cost of £125 per calendar month in addition to the advertised rental sum. Within the tenancy agreement provisions are made that no temporary or permanent buildings are to be erected within the paddock, nor can it be utilised for any commercial use, with any animals housed to be negotiated prior to the commencement of any tenancy agreement.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water and electricity are connected. Private drainage. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D.

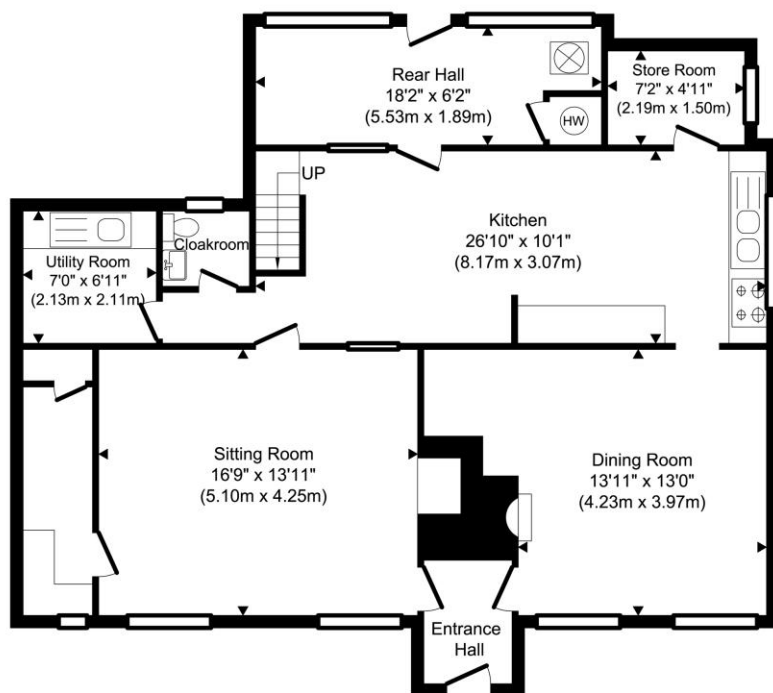
WHAT3WORDS: ///marble.nerd.officer

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 1234000) **BAND:** D.

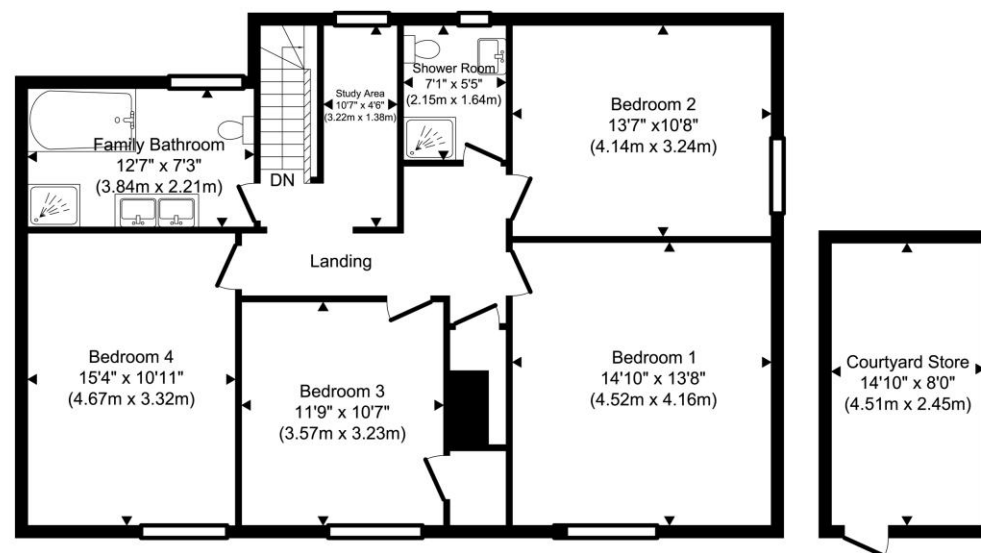
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1085.54 sq. ft.
(100.85 sq. m)



First Floor
Approximate Floor Area
982.09 sq. ft.
(91.24 sq. m)

Outbuilding
Approximate Floor Area
118.83 sq. ft.
(11.04 sq. m)

TOTAL APPROX. FLOOR AREA 2186.47 SQ.FT. (203.13 SQ.M.)

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