



SECLUDED LISTED BARN CONVERSION WITH EQUESTRIAN FACILITIES AND 13.5 ACRES

LODGE FARM, LITTLE HENNY, SUDBURY,
SUFFOLK CO10 7EA

Freehold



DELIGHTFUL POSITION WITH ESTABLISHED GARDENS, WOODLAND AND OUTBUILDINGS

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Freehold

5/6 bedrooms ♦ 4 bath/shower rooms ♦ 3 reception rooms
♦ Aga kitchen/breakfast room ♦ Study/sitting room annexe ♦
Detached coach house ♦ Stabling and paddocks ♦ Manege
♦ About 13.5 acres ♦ EPC rating = Listed Building

Situation

Lodge Farm is set in a secluded and private position in an undulating area of countryside on the Essex/Suffolk borders. The hamlet of Little Henny is positioned 2 miles from the River Stour between the market town of Sudbury and the village of Bures. Sudbury, formerly home of Sir Thomas Gainsborough, provides the locality with excellent shops, educational and recreational facilities. Colchester is 14 miles south and provides a much wider range of amenities together with train services to London with a branch line to Sudbury. Recreational facilities in the area include sailing and fishing on the estuaries of the River Stour, Colne and Orwell and golf courses in the vicinity include Newton Green and Stoke by Nayland.

Description

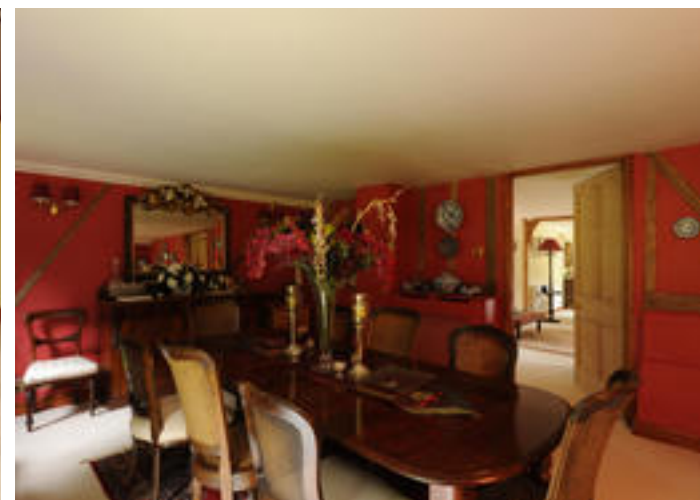
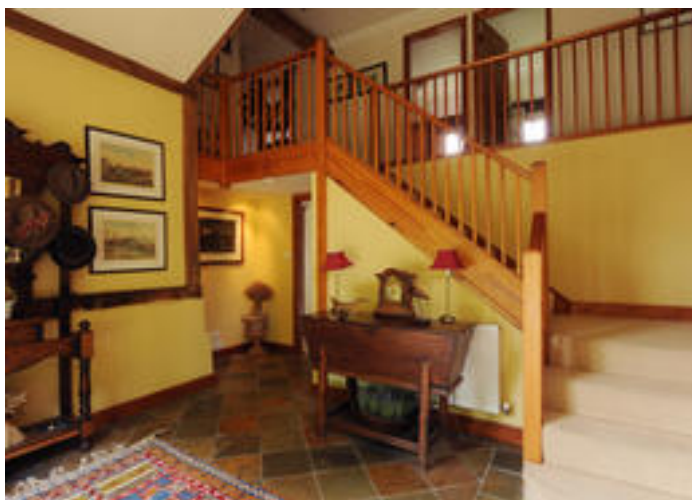
Listed Grade II as being of architectural or historical interest, Lodge Farm was built in 1838 and converted in 1986. The construction is of timber frame under pitched slate roofs. The barn has a great deal of character with features including some exposed beams, vaulted ceilings, brick and stone floors and striped panelled pine doors. The large double sitting room has glazed doors through to a superb vaulted garden room with doors to the enclosed south facing courtyard garden. There is a further wing from the main house which offers extended accommodation and has previously been used as a ground floor annexe. Adjacent to the barn is a detached coach house which offers further scope for conversion and used as part of the equestrian facilities with a utility room and first floor sitting room. There is also a rug store, feed room and tack room. Further equestrian facilities lie just beyond the coach house with a double hay barn, 9 loose boxes around the stable yard, a horse walker, manege (60m x 20m) and post and railed paddocks with field shelters.



OUTSIDE

The barn occupies a pleasant setting at the end of a tree lined drive which leads to a large parking sweep to the front of the barn and coach house. A further set of gates lead to the stable yard and paddocks. There is a spinney which surrounds a lawned garden to the west. To the south of the barn is a further lawn with sheltered terrace area. To the east is a raised swimming pool (needing refurbishment) surrounded by decking and with summer house to one side.

The land is divided into paddocks which are well fenced in post and rail and hedging with field shelters.



SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

DIRECTIONS

From Sudbury, proceed south on the A131 and enter the hamlet of Bulmer Tye. Take the first left turn onto Ryes Lane. Continue for about 0.5 mile and the gates to Lodge Farm will be seen on the right hand side.

Mileages

Sudbury 3 miles, Bures 6 miles, Colchester 14 miles (London's Liverpool Street station from 50 minutes)

Tenure:

Freehold

Local Authority:

Braintree District Council

Outgoings:

Council Tax band G

Viewing:

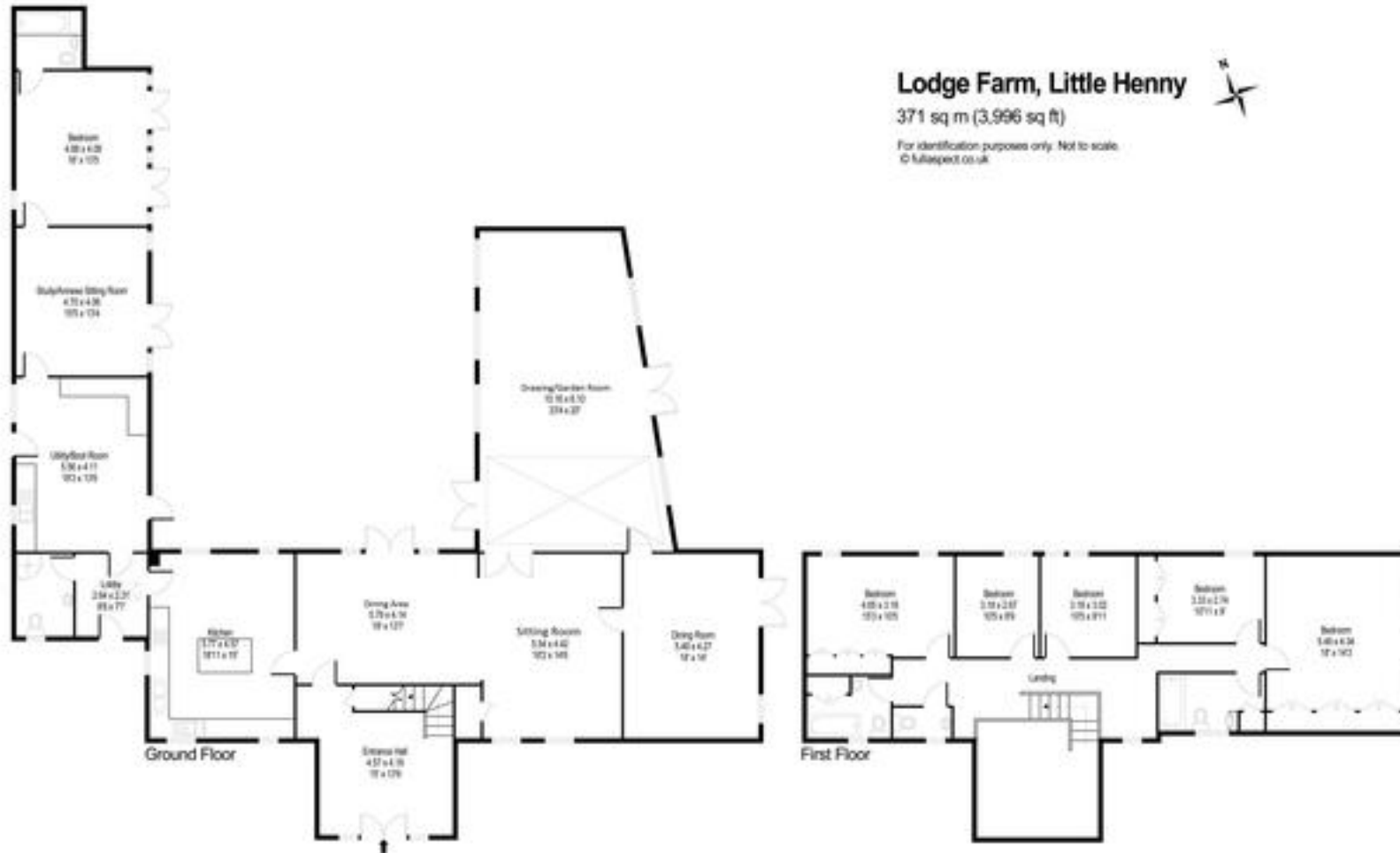
Strictly by appointment with Savills

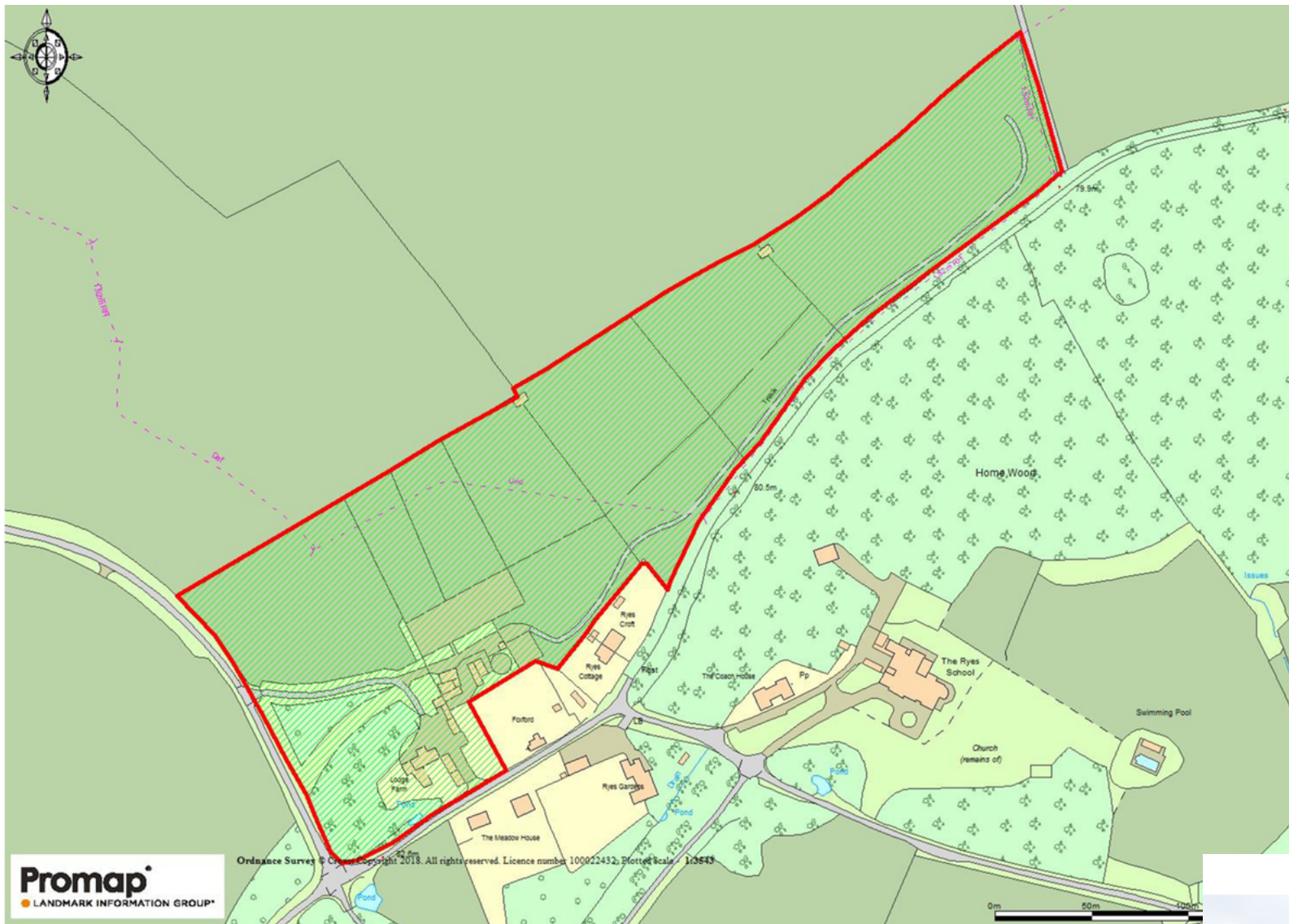


Lodge Farm, Little Henny

371 sq m (3,996 sq ft)

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