



Superbly presented house of great character

Church Farmhouse, Uggeshall, Suffolk NR34 8BD

Freehold





7 bedrooms, 4 bathrooms • 3 reception rooms • kitchen & walk in larder • home office/studio, summer house, billiard room, stores • heated swimming pool, changing/shower room • mature garden, paddock • About 2 acres

Local information

Church Farmhouse is situated in the small, rural hamlet of Uggeshall - opposite an ancient thatched church. There is an excellent village shop a mile away in Wangford. This unique property is close to the renowned seaside town of Southwold, which boasts the iconic beach huts, a harbour, the pier, great shops, schools, fishing and golf. Neighbouring the River Blyth is the quintessential village of Walberswick, with its sweeping sand dunes and beach, which sits 15 miles along the Heritage coast from Aldeburgh and Snape Maltings. The nearby market towns of Halesworth and Beccles also offer good shopping and schools. There are domestic and international air links from Norwich Airport. The nearest train stations are Halesworth and Darsham, which connect with the main line to Norwich and London.

About this property

Church Farmhouse is a wonderful Grade II Listed property dating back to the 17th Century, remodelled in the mid 18th century and further extended in the 19th century. It has a wealth of original as well as more contemporary features. The house is timber framed with rendered elevations enhanced by the classic Georgian façade and leaded windows. It is in excellent decorative order. The light-filled accommodation is arranged over three floors, with views over the attractive garden and open

countryside. There are six double bedrooms (two have bathrooms ensuite) and a further single bedroom. There are two staircases to the second and third floors. There is also a large attic room which could be turned into a lovely big bathroom for the upper three bedrooms. There is an open fire in the drawing room and a woodburner in the dining room. The kitchen has an AGA, a separate larder/utility room and a secret cellar. There is a porch from the kitchen to the south facing walled terrace with flower beds, ideal for al fresco dining.

OUTSIDE

The property is approached by a shingle driveway with ample parking to the front of the house and enclosed by yew hedges. A further drive from the road leads directly to the main outbuildings and the paddock. The garden to the front is lawned with fruit trees leading to the paddock. To the south of the house is a delightful terrace and stunning gardens with established flower borders.

A traditional range of brick stores lies to one side of the house and there is a garden studio/office. To the east of the house are the main outbuildings which contain a superb Summer House – a great contemporary entertaining space, a workshop, billiard room, pump room, a store room and a changing room/shower. The south facing swimming pool is 36ft x 16ft, heated by oil and is



positioned discreetly behind this building with a sandstone terrace, beside the raised vegetable bed and is conveniently close to the Summer House. There are also further areas of garden and a paddock with field shelter.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage. Super fast broadband available.

MILEAGES

Southwold 4.5 miles, Norwich 26 miles, Ipswich 36 miles, London's Liverpool Street Station from 65 minutes.

Tenure

Freehold

Local Authority

Waveney District Council

Viewing

Strictly by appointment with Savills





Church Farmhouse, Uggheshall, Suffolk NR34 8BD

Gross internal area (approx) 3,707 sq ft

Outbuildings 2,293 sq ft

Total 6,000 sq ft

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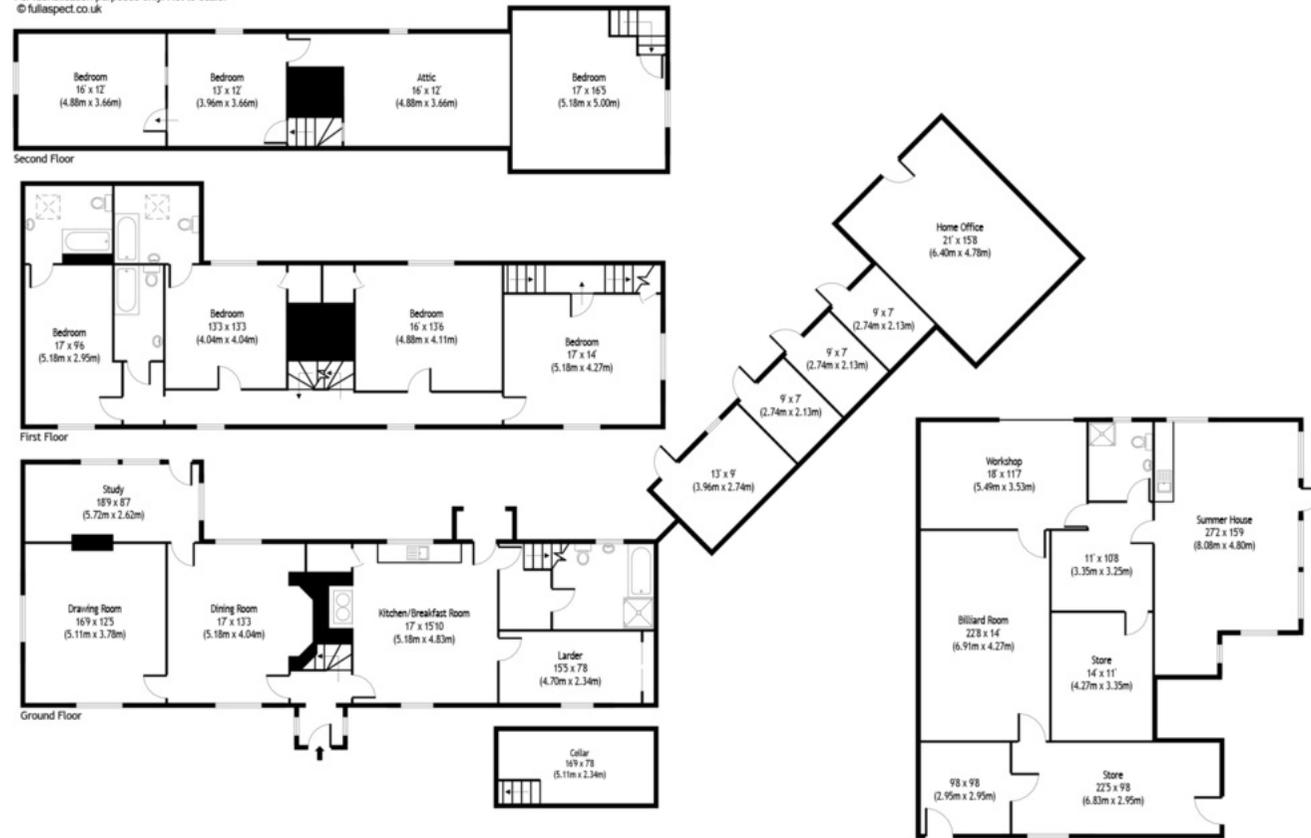
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Church Farm House, Uggheshall

344 sq m (3,707 sq ft)

Outbuilding - 203 sq m (2,293 sq ft)

For identification purposes only. Not to scale.
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