



Superb house & extensive outbuildings set in 18 acres

Hill House Farm, Benhall, Saxmundham, Suffolk, IP17 1JJ

Freehold

savills



5 Bedrooms • 3 Bath/Shower Rooms • 4 Reception Rooms • Studio/Annexe • Extensive Barns & Outbuildings • Triple Cart Lodge Garage • Mature Gardens & Grounds • About 17.67 Acres

Local information

Hill House Farm is situated off a quiet country lane set amidst open farmland providing far reaching views. The house is well located for access to the Heritage Coast at the popular villages of Southwold, Walberswick, Dunwich, Thorpeness and Aldeburgh and also popular nature reserves such as Minsmere, located just to the north of Westleton. The nearby town of Saxmundham provides a range of day to day facilities including a bank, two supermarkets, a high street with a variety of shops and a train station with access to London via Ipswich. Ipswich is the country town of Suffolk and has a mainline rail service to London taking from 65 minutes. There is excellent schooling in the area in both the private and state sectors with Thomas Mills & Farlingaye, both renowned schools in the state sector and Framlingham and Woodbridge schools in the private sector within easy reach

About this property

Listed Grade II, Hill House Farm dates in part to 17th century & was extended with its classic Victorian edition to the front. Internally the property has numerous period features that include inglenook fireplaces, exposed wooden floors, beams and studwork and mullion windows. The house benefits from the two sections of the house which date to different

periods with large sash windows in the Georgian section and exposed beams and studwork within the older rear of the property. The outbuildings are a particular feature of the house with a detached studio, a two story red brick former barn which has great potential and has been renovated and could be easily converted into a cottage subject to the necessary consents. The timber framed barn is a particular feature of the property and is a fine example with many substantial timbers, exposed part stone floors and large double doors opening out to a sheltered courtyard garden. The granary which is also two story has been renovated and also provides great potential for alternative uses subject to the necessary consents.

There are a series of exceptionally spacious former agricultural buildings which are ideal for storage or potential business use subject to the necessary consents. There is also a large barn to the rear which has undergone a renovation to insulate and provide heating as well as a kitchen & shower room. Beyond the land surrounds the house and is ideal for horses or other livestock.

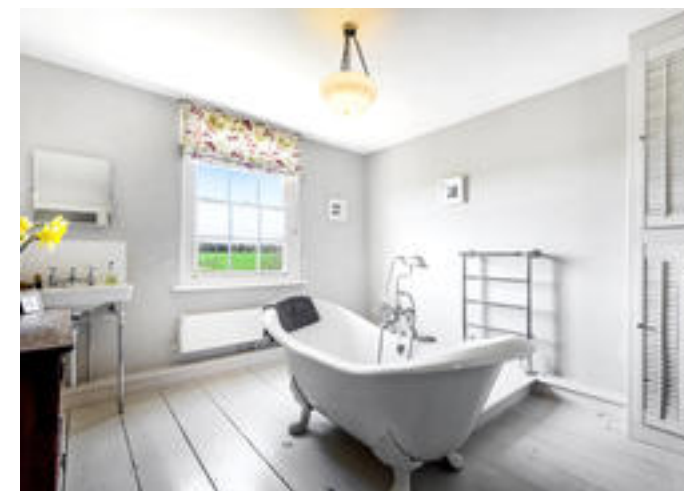
Tenure

Freehold

Local Authority

East Suffolk DC

Viewing







Hill House Farm, Deadmans Lane, Benhall, Saxmundham, IP17 1JJ

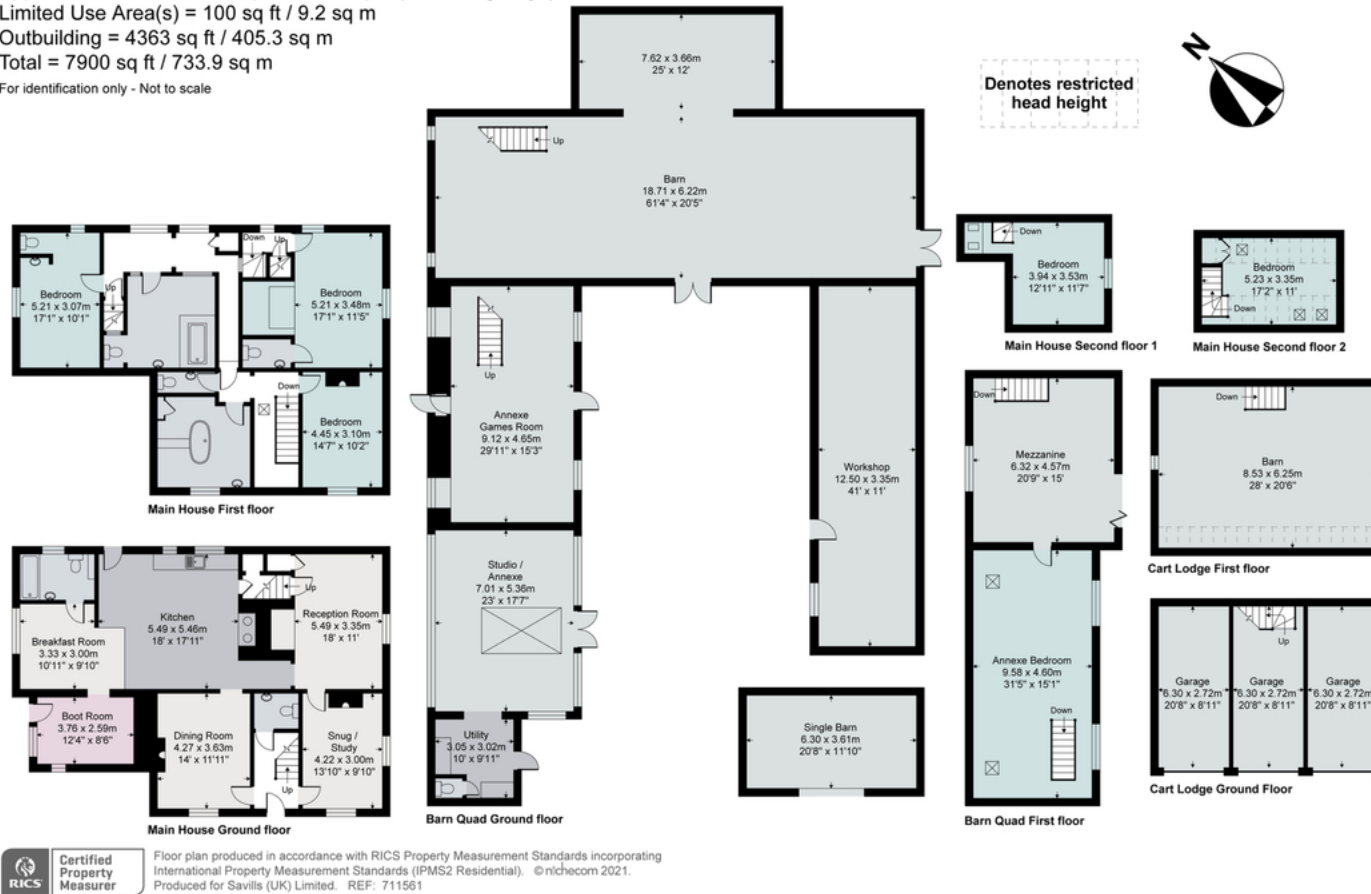
Approximate Area = 3437 sq ft / 319.2 sq m (includes garage)

Limited Use Area(s) = 100 sq ft / 9.2 sq m

Outbuilding = 4363 sq ft / 405.3 sq m

Total = 7900 sq ft / 733.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 711561

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12027003 Job ID: 152897 User initials: PO