



Farmhouse with land, views and range of outbuildings

Woodlands Farm, Ringshall, Stowmarket, Suffolk, IP14 2LY

Freehold

savills



5 bedrooms & attic bedroom • 3 bath/shower rooms • 2 reception rooms • kitchen/breakfast room • large modern barn, stables, cartlodge and wood store • 2 storey barn • gardens, pond and field • about 4.5 acres

Local information

Woodlands Farm enjoys a rural setting off a country lane with far reaching views. Ringshall has a village hall and in nearby Great Bricett there is The Red Lion public house which has won many awards and Somersham also has a very popular community pub. Bildeston is within easy reach as are Needham Market and Hadleigh each of which has an excellent range of local shopping facilities.

A wider range of amenities are available at nearby Stowmarket. There are mainline railway stations in both Stowmarket and Ipswich with journey times of 80 and 65 minutes respectively to London Liverpool Street. The A14 at Needham Market connects with the A12 at Ipswich and provides access to Bury St Edmunds, Cambridge and in turn to the country's motorway network.

About this property

Woodlands Farm is believed to date originally from 16th century and is Grade II Listed. The house is built of a timber frame which is part plastered and whitewashed under a tiled roof. Internally the house still retains period features including open fireplaces and exposed timbers. The ground floor accommodation provides two well proportioned reception rooms, kitchen/breakfast room as well as a downstairs bedroom and bathroom.

The first floor provides three

double bedrooms with views over the surrounding gardens and a single bedroom. There are two bath/shower rooms. There is also the added benefit of an attic room on the second floor.

Outside

The house is approached over the drive which gives access around the side of the house. The house enjoys a delightful unspoiled position with peace and quiet and views over the surrounding farmland. There are a range of outbuildings which include modern barn, four stables, wood store and cart lodge as well as a two storey timber barn adjacent to the house. The gardens are mainly laid to lawn with two ponds. There are numerous established trees planted which offer a high degree of privacy and seclusion. A field lies along the northern boundary.

Agents Note: The seller reserves the right to impose overage on the land being sold, the terms of this, including percentage, and term, to be negotiated between the seller and the buyer.

Services

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

Tenure

Freehold

Viewing

Strictly by appointment with Savills







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Approximate Area = 2614 sq ft / 242.8 sq m

Limited Use Area(s) = 142 sq ft / 13.1 sq m

Outbuildings = 4559 sq ft / 423.5 sq m

Total = 7315 sq ft / 679.5 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). © nitchecom 2020. Produced for Savills (UK) Limited. REF: 636528

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