



Enchanting 16th century farmhouse in about 0.7 acres

Pattles Farm, Grove Road, Knodishall, Saxmundham, Suffolk IP17 1TJ

Freehold

savills



Five bedrooms • two bathrooms • kitchen/breakfast room, pantry, utility & laundry/boot room • sitting room, snug & dining room • playroom • gardens, workshop & store • ample parking & garaging • about 0.7 acres

Local information

Pattles Farm occupies an idyllic, rural position, on the edge of the village of Knodishall, between Saxmundham and Aldeburgh.

Knodishall is a delightful village within the picturesque Suffolk Heritage Coast. Included in the Domesday Book, where it was referred to as Cnotesheale, the village has a 14th century church; a popular public house, The Butcher's Arms; and a primary school.

Saxmundham (2.8 miles) is an historic market town with a wider selection of amenities including Waitrose and Tesco supermarkets, independent shops and a railway station offering trains to London via Ipswich from 115 minutes.

Aldeburgh (5.3 miles) a seaside town closely associated with the composer Benjamin Britten, has a wide selection of cultural and shopping amenities, and some excellent restaurants, including the celebrated L'Escargot-sur-Mer. The neighbouring village of Thorpeness has a charming boating lake and country club.

Snape Maltings (5.1 miles), within the village of Snape, is home to an array of galleries, boutique shops, cafés, restaurants and the world famous concert hall. There are numerous exhibitions, concerts and festivals throughout the year including the Snape Proms and the Aldeburgh Food and Drink Festival.

Historic market towns Framlingham (9.9 miles) and Woodbridge (14.4 miles) offer an incredible range of independent shops, delicatessens, cafés, restaurants and public houses. Framlingham Castle is an especially iconic local landmark, from where Mary I marched on London.

Ipswich (23.5 miles) is the county town of Suffolk and provides a wide selection of independent and high street shops; numerous restaurants; and a variety of theatres, galleries, and museums. A mainline railway station offers direct trains to London Liverpool Street from 68 minutes

Local sporting facilities are fantastic: Saxmundham has a tennis club and there is an excellent sports centre and swimming pool in Leiston. There are renowned sailing, golf and tennis clubs in Aldeburgh and Thorpeness. Clay pigeon shooting is offered at High Lodge in Darsham.

Education provisions in the area are excellent in both the state and independent sectors, including a primary school in Knodishall, a Free School in Saxmundham and renowned independent schools, Framlingham College, Woodbridge School and Ipswich School (all of which have accompanying prep schools).

All times and mileages are approximate.



About this property

Pattles Farm is an enchanting, Grade II listed farmhouse, set in over two-thirds of an acre, with delightful gardens and useful outbuildings.

The heart of the building is believed to date to the 16th century, with later additions in the 17th century, and abounds with period features and charm.

Internally, the accommodation flows remarkably well with good ceiling height throughout.

The original wooden front door leads to a spacious reception hall. To the right is the double aspect and elegantly proportioned sitting room with exposed timbers and an attractive open fireplace. To the left is the charming snug, which has a wood-burning stove.

The kitchen/breakfast room can be approached via the snug or the reception hall. The double aspect room, with exposed timbers and stud work, has an AGA, Smeg oven, ample storage space, and a marvelous pantry. A stable door to the north elevation leads to the drive and parking area, while a partially glazed stable door to the south leads to a terrace and the beautiful gardens.

Off the kitchen is the dining room, which in turn leads to the utility; stairs lead to a playroom, which could also be utilised as a study or home office.

Completing the ground floor accommodation is a useful laundry and boot room, which leads to the rear garden, and a lavatory.

The first floor comprises four well-proportioned bedrooms and two bathrooms, with a further bedroom on the second floor. The double aspect principal bedroom is especially fine, with exposed timbers and a pretty chimneypiece.

OUTSIDE

Pattles Farm is set in about 0.7 of an acre with beautiful south facing lawns, a vegetable garden and chicken run.

Pattles Farm is approached via a shingle drive, providing ample parking; there are numerous outbuildings including a garage, workshop and store.

SERVICES

Mains electricity and water; private drainage; oil-fired central heating.

AGENT NOTE

Please be aware that there are various infrastructure projects proposed for east Suffolk including plans for a new nuclear power station at Sizewell. Wind farm expansion in the North Sea is also taking place and bringing power ashore along with associated cabling and substation works are also being proposed.

Tenure

Freehold

Local Authority

East Suffolk District Council;
Band G

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills

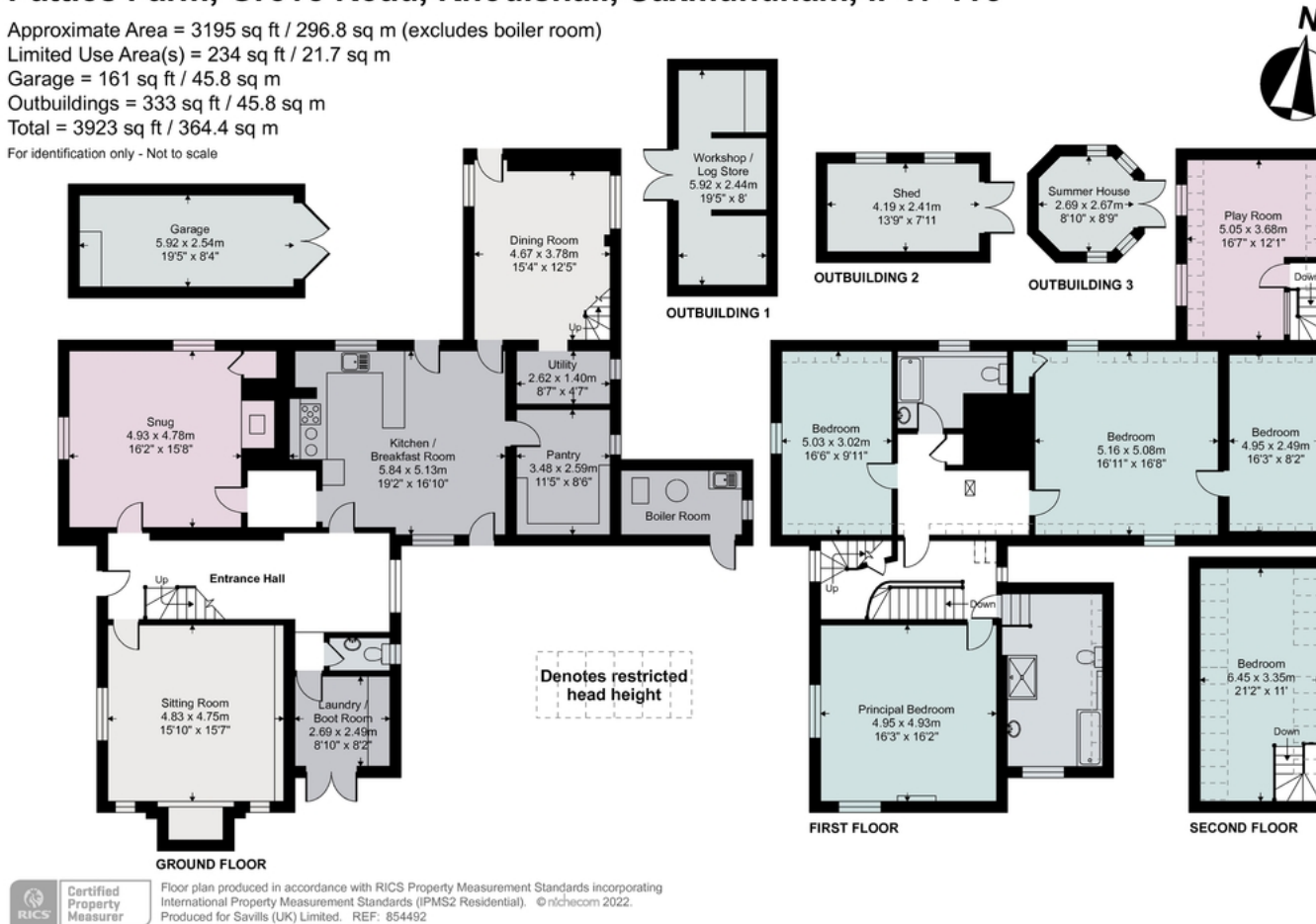




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Approximate Area = 3195 sq ft / 296.8 sq m (excludes boiler room)
 Limited Use Area(s) = 234 sq ft / 21.7 sq m
 Garage = 161 sq ft / 45.8 sq m
 Outbuildings = 333 sq ft / 45.8 sq m
 Total = 3923 sq ft / 364.4 sq m

For identification only - Not to scale



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