



Coddenham Hall Farm

Coddenham, Ipswich, Suffolk

A charming, spacious period family home set within tranquil gardens and grounds, in a rural village position.

Coddenham Hall Farm is an attractive Grade II listed 7 bedroom farmhouse set within extensive gardens and grounds of 5.4 acres, benefitting from a number of useful outbuildings and equestrian facilities with far-reaching views across neighbouring countryside.



3 RECEPTION ROOMS



7 BEDROOMS



3 BATHROOMS



STORES STABLES



5.4 ACRES



FREEHOLD



RURAL/VILLAGE



6,670 SQ FT



OFFERS OVER £1,000,000



The property

Positioned to the outskirts of the village, Coddenham Hall Farm is a substantial Grade II listed detached farmhouse with beautifully preserved period details throughout and extensive gardens and grounds.

The ground floor accommodation is accessed via the welcoming reception hall and has three well-proportioned reception rooms, all of which display a wealth of character features. These include the spacious sitting room with beautifully exposed beams, handsome brick-built fireplace fitted with a log burner, and French doors affording views across the gardens and access to outside. There is also a drawing room which features a grand brick-built fireplace with a log burner, plus a formal dining room with exposed timber beam work and a further brick fireplace with a stove. Adjoining the dining room is the well-proportioned oak kitchen with views over the rear gardens. The adjoining utility area and walk-in pantry provide further useful space for kitchen storage and appliances, as does the cellar.

The first floor accommodation leads to five well-proportioned bedrooms, including a generous principal bedroom with extensive fitted wardrobes and an en suite shower room. The smaller of the five bedrooms is ideal for use as a study or a nursery. The first floor also provides a family bathroom and an additional shower room. Three additional rooms can be found on the second floor which can be used as further bedrooms or attic stores.

Outside

At the front of the property, the in/out gravel driveway provides plenty of parking space, while the front gardens include an area of lawn with dwarf wall borders, plus various mature trees. The gardens to the rear feature well-maintained lawns, well-stocked beds and established border hedgerows, as well as a number of mature specimen trees. Outbuildings include the stables block with four stables and a feed room, plus a further outbuilding with a tack room, a hay store, workshop space and a plant room. There is also a further paddock stable and 40m x 20m all-weather manège.



Location

The property is located in a rural Suffolk setting, on the outskirts of the village of Coddenham and within easy reach of Ipswich and the historic town of Needham Market. Coddenham has an active community with a shop, a parish church and a village hall, while just four miles away, Needham Market provides access to further facilities. These include a selection of shops and supermarkets, as well as several pubs, cafés and restaurants, a post office and a mainline station. There are several schools in the area surrounding the property, including primary schools at Henley, Claydon and Stonham Aspal, and secondary schools at Debenham and Claydon. Ipswich provides easy access to a wide range of further facilities, including an excellent choice of shopping, bars, restaurants and theatre, plus schooling, including independents such as Ipswich School. The area is well connected by road, with the A14 providing easy access to Ipswich, while Ipswich mainline station provides services to London Liverpool Street.



Distances

- Coddenham 0.3 miles
- Needham Market 4.4 miles
- Ipswich 7.1
- Woodbridge 10.6

Nearby Stations

- Ipswich - mainline
- Stowmarket - mainline
- Needham Market - branch line
- Woodbridge - branch line

Key Locations

- Retreat East
- Suffolk Water Park
- Helmingham Hall Gardens
- Needham Market

Nearby Schools

- Ipswich School
- Woodbridge School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 4,500 sq ft (418 sq m)

Outbuilding internal area 2,170 sq ft (202 sq m)

Total internal area 6,670 sq ft (620 sq m)

For identification purposes only.

Directions

IP6 9QY

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General

Local Authority: Mid Suffolk District Council

Services: Mains water and electricity. The property benefits from a shared Grant biomass boiler system with 9 years remaining on the Renewable Heat Incentive scheme. Shared drainage with Biodisk treatment plant which we believe does comply with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: EPC F

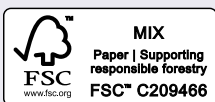
Suffolk

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