

*An impressive former farmhouse with range of barns and grounds of approximately 8.5 acres occupying the most wonderful rural location, just a few miles from Woodbridge.*

Guide Price  
£1,450,000 Freehold  
Ref: P6685/C

High House Farm  
Caters Lane  
Boulge  
Woodbridge  
Suffolk IP13 6BQ



House - Entrance hall, sitting room, dining room, kitchen/breakfast room, utility/boot room, shower room and pantry.

Master bedroom with en-suite bathroom & dressing room, four further bedrooms arranged over two floors and family bathroom.

Outbuildings - comprising a traditional Suffolk barn with an 'arcade' of cartlodges and more recent, barn-style extension.

Former indoor swimming pool and tennis court.

Grounds comprising lawn and paddock areas, large pond and established woodland, extending, in all, to approximately 8.5 acres (3.44 hectares).

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200  
F: 01728 724667

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

High House Farm will be found at the end of a private driveway, nearly 500 metres off Caters Lane, in the rural hamlet of Boulge, which is only 3 miles from the historic market town of Woodbridge. The neighbouring village of Bredfield benefits from a community run village shop, village hall and church, bowls club and two tennis courts.

Woodbridge is situated on the banks of the River Deben and provides an excellent array of facilities including shops, boutiques, restaurants, a swimming pool, theatre and cinema, doctors' surgery and railway station. Trains from the station connect to Ipswich with some direct trains through to London's Liverpool Street station. There are several sailing clubs and marinas in the town, and various golf courses within a few miles. Woodbridge also has excellent schooling in both the state and private sectors. The County town of Ipswich lies about 10 miles to the south-west and other areas of the Heritage Coast are within easy reach with the popular centres including Orford, Aldeburgh, Thorpeness and Southwold.

## Description

High House Farm is a Grade II\* Listed former farmhouse, that occupies the most wonderful rural position in the Parish of Boulge, a short distance from the historic market town of Woodbridge.

According to the Listing schedule High House Farm is a former manor house, dating from the 16th Century with additions and alterations from the 19th and 20th centuries. Of particular note is the "massive chimney-stack with three octagonal flues, which terminate in richly decorated caps with oversailing courses".

In addition to the house there is also a range of barns including a traditional Suffolk barn, cartlodes and a more modern, barn-style building that was granted planning permission to provide ancillary storage in 2011.

There is a former indoor swimming pool, which is now in a dilapidated state, together with a former tennis court. The grounds extends to nearly 8.5 acres (3.44 hectares) in all, yet are relatively easy to maintain.



High House Farm sits almost centrally within its plot surrounded by gardens that are laid to grass, but which are interspersed with a number of impressive specimen trees. There is also a substantial pond, a meadow area and established wood.

## Survey

The vendors have commissioned a full building survey of the property for the benefit of interested parties. An electronic copy of the survey is available from Clarke and Simpson. The purchaser will be obliged to reimburse the vendors the cost of the survey on completion (£1,250 + VAT). The surveyors, James Aldridge, will then assign the survey to the new owner along with their duty of care. In addition, Maljon have prepared a damp and timber survey/quote and a copy of this is also available.

## Overage

The property will be sold subject to overage provisions whereby for a period of 25 years if planning consent for residential development is obtained then 30% of the enhanced value will be payable to the sellers.

The overage payment will be based on the value of the property with the benefit of the planning permission less the market value of the land immediately before the grant of such planning permission and with no expectation of such planning permission. It will be payable immediately upon implementation of the planning permission or the sale with the benefit of planning permission. For the avoidance of doubt the overage will not capture annexe accommodation, B&B/holiday lets or commercial uses.



## The Accommodation

### *The House*

### Ground Floor

A wooden front door with top light opens into the

#### *Entrance Hall*

With wooden boarded floor, radiator and door through to the

***Sitting Room*** 20' x 19' (6.1m x 5.79m) (Ceiling height 2.67m to underside of central beam)

A stunning principal reception room with leaded light window on the front elevation overlooking the driveway and turning circle. The focal point of the room is the imposing open brick fireplace containing the Invictor wood burning stove set on a raised pamment hearth. Door to walk-in understairs storage cupboard, oak panelling to part, exposed ceiling and wall timbers, door to second understairs storage cupboard. Radiators. Door through to the



***Kitchen/Breakfast Room*** 19' x 17'6 (5.79m x 5.33m) (Ceiling height – 2.47m to underside of central beam)

With large window on the eastern elevation overlooking the grounds and pond. Fitted with a range of cupboard and drawer units with marble worksurfaces over. Two hob oil fired Aga with warming plate. Former bread oven. Wealth of exposed ceiling and wall timbers and exposed brick flooring. Door to **secondary staircase** rising to the First Floor. Door to



*Utility/Boot Room* 17'8 x 10'0 (5.38m x 3.05m)

Seemingly a later addition to the main house and with vaulted ceiling with dormer window providing light to the ground and first floors. Butler style sink beside which is a fitted cabinet unit. Stable door providing access to the rear garden and grounds. Brick flooring, radiator and door through to the

*Rear Hall*

With doors off to

*Pantry* 10'7 x 8'2 (3.23m x 2.49m)

With exposed brick flooring and window overlooking the rear garden

*Shower Room*

With remnants of the former shower unit, WC and pedestal wash basin. Tiled floor and radiator.

Returning to the Sitting Room a door provides access to

*Inner Hall*

With principal staircase rising to the First Floor, radiator, exposed brick chimney breast and door through to the

*Dining Room* 19' x 17'6 (5.79m x 5.33m) (Ceiling height – 2.52m to underside of central beam)

Another impressive reception room with windows on the front and rear elevations providing plenty of light, together with French doors providing views of and access to the gardens. Large open brick fireplace set on a raised pamment hearth. Radiators and TV point.



From the Inner Hall stairs rise, via a Half Landing, to the



## First Floor

### *Landing*

With stairs rising to the Second Floor, exposed wall timbers and doors off to

### *Bathroom*

With suite comprising panelled bath with mixer tap and shower attachment, WC and mounted wash basin set within a marble top and with storage cupboards under. Eaves storage cupboard, exposed wall timbers, spotlighting and radiator.

*Master Bedroom* 19'10 x 18'4 (6.05m x 5.59m) (Ceiling height – 2.46m to underside of central beam)

An impressive master bedroom with large window on the front elevation overlooking the driveway, turning circle and grounds beyond. Feature open brick fireplace, which is partly boarded. Exposed wall timbers. Door to built-in wardrobe cupboard and door to

### *En-suite Bathroom & Dressing Room*

Originally a bedroom or possibly staff quarters, this substantial bathroom comprises a raised platform with oak boarded floors supporting the freestanding bath with pillar taps, WC, twin wash basin and bidet. Windows on the front, gable and rear elevations providing plenty of natural light. Former brick fireplace with pamment hearth (now sealed) and exposed ceiling and wall timbers. Secondary staircase returning to the Kitchen/Breakfast room and rising to Bedroom 5.



*Bedroom Two* 19' x 17'7 (5.79m x 5.36m) (Ceiling height – 2.33m to underside of central beam)

A substantial double bedroom that mirrors dimensions of the Dining Room below. Windows on three elevations providing plenty of light, and good views of the surrounding gardens and grounds. Exposed ceiling and wall timbers. Exposed fireplace (partly sealed), radiators and door to wardrobe cupboard.

Stairs from the Landing rise to the



## Second Floor

### Landing

With doors off to

*Bedroom Three* 18' x 13'3 (5.49m x 4.04m)

With vaulted ceiling and exposed roof truss elements. Window on the gable elevation, wooden boarded floor, brick fireplace with wood surround and storage cupboard. Access to roof space.

*Bedroom Four* 20'8 x 13'3 (6.3m x 4.04m) maximum

Also with partly vaulted ceiling and exposed roof truss elements. Dormer window providing views to the rear. Exposed brick chimney breast. Door to wardrobe cupboard. Electric panel heater and door to

*Bedroom Five* 18'0 x 17'7 (5.49m x 5.36m)

With window on the gable elevation providing good views to the east across the pond and agricultural land beyond. Dormer window providing views to the rear. Door to secondary staircase leading down to the en-suite bathroom/dressing room. Door to Airing Cupboard. Electric panel heater.

## The Barns

On the approach to High House Farm, there is a U-shaped range of barns comprising a traditional Suffolk barn, 'arcade' of open fronted cartlodes, attached to which is a more modern extension for which planning permission was granted in 2011 for ancillary storage.

The traditional **Suffolk barn** measures approximately 17.95m x 6.28m, plus 7.52m x 3.18m. The ground floor has been partly sub-divided, to provide a storeroom and WC facility. A staircase rises to the First Floor, and this essentially mirrors the ground floor range, and is fitted with a woodburning stove.

Between the barn and the more modern extension is the 'arcade' of **cartlodes**, measuring approximately 16.59m x 5.48m, concrete floor and comprising six bays in all. To the northern end is a more modern range, for which planning permission was granted in 2011. This measures approximately 15.46m x 5.46m, and is open fronted with a secure workshop/store room. A staircase provides access to the First Floor, which measures approximately 12.69m x 5.51m.





## Outside

High House Farm is set nearly 500 metres back from a quiet country lane and approached via a right of way over a track that continues past the range of barns to a shingled driveway and turning circle that is enclosed by an established yew hedge.

The gardens and grounds are considerable, and extend to nearly 8.5 acres (3.44 hectares) in all. To the north of the property is the pond, and this is enclosed within gardens that are laid to grass for ease of maintenance, but interspersed with an array of mature and established trees comprising walnut, willow, oak and silver birch.

The gardens continue to the rear of the property, where a door provides access to the Boot/Utility Room and where there is a small patio area. Beside this is the **Boiler Room**, 5.87m x 3.47m, housing the Biomass wood pellet boiler serving the hot water and central heating system.

The gardens to the south of High House Farm are mainly laid to grass, but interspersed with a number of specimen trees.



To the south-east of the site is a dilapidated indoor swimming pool with plant room, WC and sauna to the rear. Beside this is the old tennis court.

The grounds to the very south have been left very much to their own devices. Specimen trees, that were planted by the previous owner are now well established, with copper beech, walnut, sweet chestnut and ash, as well as, reportedly, a 300 year old oak tree. To the south-west is an area of woodland, that contains a variety of indigenous trees and shrubs.

In all the site extends to approximately 8.58 acres (3.47 hectares).

NB: Prospective purchasers should note that two footpaths cross the property— these follow the track, but then splits in front of the Suffolk Barn; one path continues towards the wood, whilst the other continues along the drive, through the turning circle and across the gardens to the south-east, towards the tennis court and then beyond.

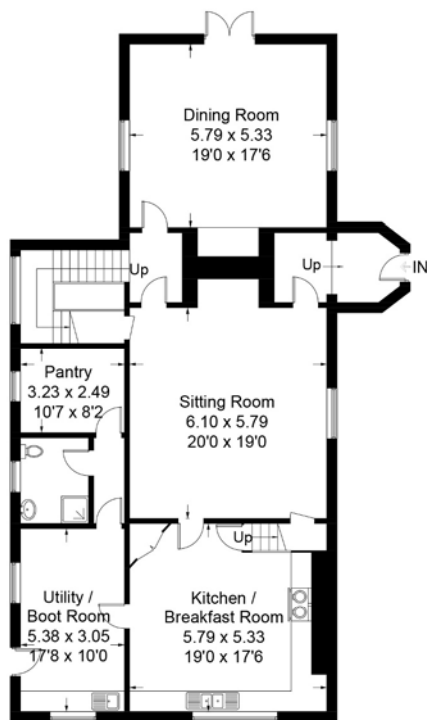




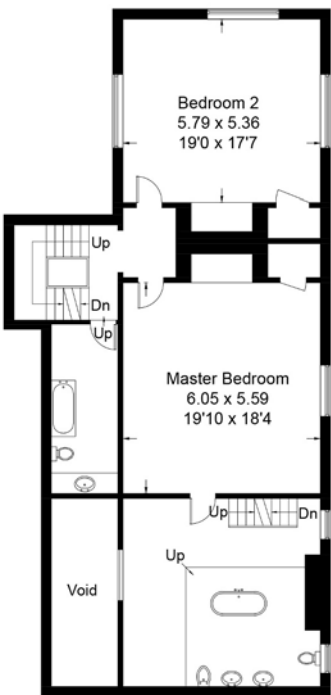


# High House Farm, Boulge - The House

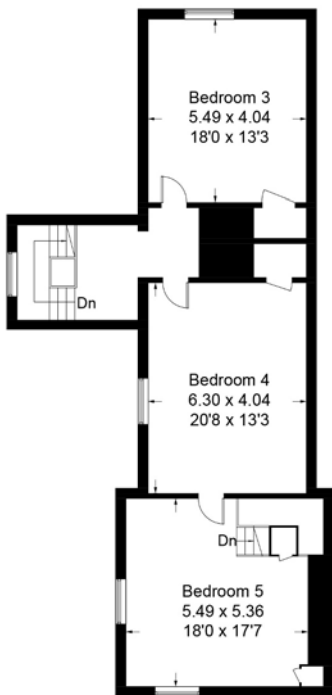
Approximate Gross Internal Area = 404.3 sq m / 4352 sq ft  
(Excluding Void)



Ground Floor



First Floor

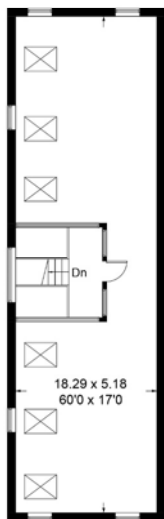


Second Floor

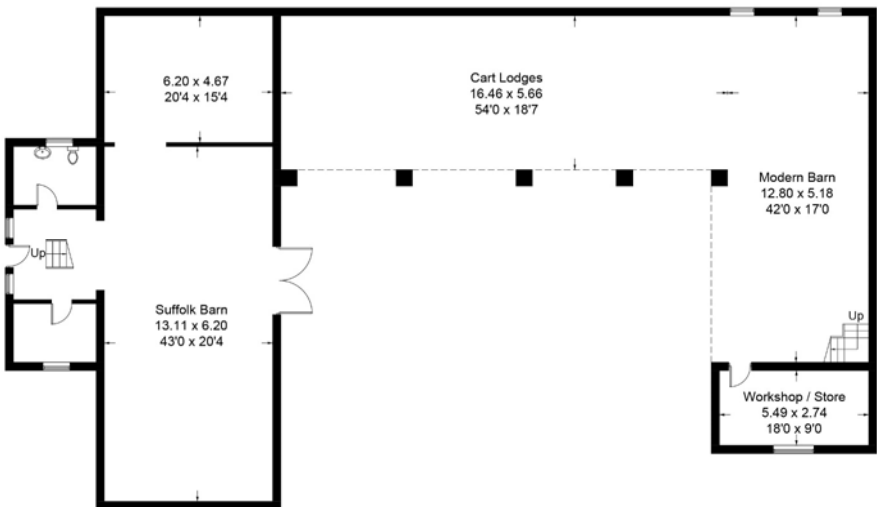
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Produced for Clarke and Simpson

# High House Farm, Boulge - The Outbuildings

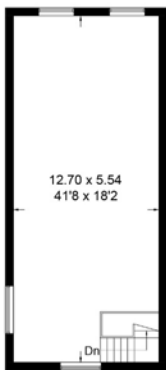
Approximate Gross Internal Area = 316.7 sq m / 3409 sq ft



Suffolk Barn - First Floor



Outbuilding - Ground Floor  
(Not Shown In Actual Location / Orientation)



Modern Barn First Floor

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## Site Plan - Indicative Only



**Viewing** Strictly by appointment with the agent. Please adhere to current Covid guidelines.

**Services** Mains water and electricity. Biomass wood pellet boiler serving the central heating and hot water system. Oil fired Aga. Photovoltaic panels to supplement the electricity supply. Private drainage systems. (Whilst it is understood that the septic tank has worked satisfactorily for many years, it is unlikely to comply with the new regulations and therefore a buyer should budget to install a new system. This has been taken into account in the guide price). Modern sewerage treatment plant for the barn.

**Council Tax** Band G; £3,010.20 payable per annum 2021/2022

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789

**EPC** There is no EPC as the property is Listed.

### NOTES

- These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise
- Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
- Prospective purchasers should note that footpaths cross the property. A copy of the official footpath map is available on request.
- The sale of High House Farm is upon the instructions of Executors, and one of the Executors is a partner of Clarke & Simpson. Grant of probate is outstanding, but it is the Executors' intention to agree terms for a sale of High House Farm and exchange contracts subject to the grant of probate being forthcoming within a set period of time.
- Alterations to the property may have taken place without Listed Building Consent. The Executors do not intend to apply for retrospective Listed Building Consent, but, if possible, will offer an indemnity insurance policy.

September 2021





## Directions

From Woodbridge proceed in a north-easterly direction on the A12 turning left where signposted to Bredfield. At the pump in the centre of the village, turn right towards Dallinghoo. Continue through the village of Bredfield and pass the village hall. Take the next turning on the left where signposted to Caters Lane. Continue along that road for approximately half a mile, and at the sharp right hand bend turn left onto the track that serves High House Farm.



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