

A substantial period farmhouse located in the Deben Valley, with domestic and agricultural buildings extending to some 30,000 sq ft, standing in gardens and grounds of over 14 acres.

Guide Price
£1,350,000 Freehold
Ref: C367J

Lot 1
Ashfield Place Farm
Main Road
Ashfield
Stowmarket
Suffolk IP14 6LU



Farmhouse - Reception hall, drawing room, billiard room, conservatory, dining room, breakfast room, kitchen, scullery, study, butlers pantry, downstairs shower room and store. Bedroom one with en-suite shower room, bedroom two with en-suite shower room, five further first floor bedrooms, dressing room and family bathroom.

Domestic outbuildings including substantial stores, former granary, garaging, cartlodes and workshop.

Farmyard and farm buildings totalling in all, over 30,000 sq ft.

Formal gardens, vegetable gardens, former tennis court and meadow, extending in all to 14.44 acres.

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Location

Ashfield Place Farmhouse is located close to the pretty village of Ashfield, which is situated between the town of Framlingham to the east and the large village of Debenham to the west. Ashfield itself lies about 14 miles north of the county town of Ipswich, in a rural location amidst gently undulating surrounding countryside. The village community centre, with its children's play area, hosts a range of events throughout the year such as a Harvest Supper and Village Barbecue. Within walking distance is the village of Cretingham which not only has an excellent pub, The Bell, but also a nine hole golf course at Kingfishers. The historic market town of Framlingham, with its fine medieval castle and good selection of shops, restaurants and pubs, lies about six miles to the east. The town provides a good choice of schooling in both the state and private sectors. There is further shopping and schooling available in the picturesque village of Debenham, which is about 4 miles to the west. The railway station at Stowmarket is 13 miles away with direct services to Ipswich, Norwich and London's Liverpool Street station.

Description

Ashfield Place Farmhouse is a most impressive and substantial dwelling extending to over 5,200 sq feet. Whilst it benefits from a number of fine period features it has the great advantage of not being listed. The original core of the house is of brick, flint and timber construction with the house predominantly being under a peg tiled roof.

The house offers spacious accommodation over two floors. Of particular note is the reception hall, drawing room and billiard room with their tall ceilings. In addition, is a large conservatory and the older part of the house offering dining room, breakfast room, kitchen, scullery, storeroom, study, downstairs shower room and butlers pantry. There are seven bedrooms on the first floor along with 2 en-suite shower rooms and a family bathroom. In addition is a dressing room.

Immediately outside are the gardens where there is also a former tennis court. In addition are a number of domestic outbuildings including stores and garaging which lead to the farmyard and agricultural buildings. These extend to approximately 30,000 sq ft. Whilst they have a number of potential uses, let alone their agricultural use, there may also be scope for redevelopment for residential use under Permitted Development. It should be noted that the sellers nor their agents have investigated the planning potential and the Lot will not be sold with any restrictive covenants in this respect nor an overage clause.

Method of Sale

In the first instance, the property is offered by private treaty. The property (Lot 1) forms part of Ashfield Place Farm with its farmland extending to approximately 900 acres (364 hectares) The farm is being offered as a whole or in up to eight lots. Potential purchasers should be aware that no immediate decision regarding offers for individual lots will be made. A copy of the brochure for the whole farm is available on Clarke and Simpsons website with hard copies available from the Framlingham office.

The property is offered for sale freehold, subject to the tenancies that are in place. The house is offered with vacant possession with some of the farm buildings having tenants in situ until 30th September 2022. Holdover on the grainstore is required through to 31st December 2022.

Survey

The vendor has commissioned a full building survey of Ashfield Place Farmhouse for the benefit of interested parties. Copies are available by email from the agents. Upon completion, the surveyors, James Aldridge, will assign the survey to the purchaser who will reimburse the vendor for the cost (£1,800 inclusive of VAT).

The Accommodation

Ground Floor

A front door, flanked on both sides by windows provides access to the hall which has a glazed door opening to the

Lobby

Display alcove with cupboard below. Door to the dining room and open doorway to the

Reception Hall

A fine room with tall ceilings and staircase One rising to the first floor landing. Brick fireplace. North-west facing windows to the front of the property. Understairs storage cupboard. Doors to the conservatory, billiard room and



Drawing Room 25' x 16'6 (7.62m x 5.03m)

A fine principal reception room with ceiling heights of 9'4. Fireplace with marble surround and north-west facing windows to the front of the property. Large bay with windows and south-west facing door opening to the terrace with views over the garden. Electric radiator. Picture hanging rails.



Billiard Room 18'3 x 16'6 (5.56m x 5.03m)

An impressive reception room with tall ceilings. South-east facing window to the rear garden. South-west facing doors opening to the terrace. Brick fireplace with marble surround. Picture hanging rail. Electric radiator. Snooker table with lighting.

Conservatory 30'5 x 13' (9.27m x 3.96m)

This newer addition to the house offers excellent space and views over the rear garden. It is of timber construction under a brick plinth and has wall to wall windows to the south-west, south-east and north-east. Doors open to the gardens. Ceiling fans. Tiled flooring with underfloor heating. Air conditioning unit. French doors open to the



Dining Room 22'5 x 14'8 (6.83m x 4.47m)

Entering the older part of the house this has exposed timbers and a brick fireplace which is home to a wood burning stove. Built-in shelved cupboards, one of which has a fitted chest of drawers. Wall light points. North-west facing window to the front of the property. Electric radiator. Internal windows to the conservatory. A door returning to the lobby and a further door opens to the



Inner Hallway

Staircase Two leading to the first floor landing. Built-in cupboard. Exposed floorboards. Electric radiator. Door to the exterior. Doors lead off to the breakfast room, study and

Butlers Pantry 8'6 x 8'6 (2.59m x 2.59m)

With the feeling of a historic pub, this has fitted benches, shelves and cupboards. Wall light points. South-east facing window to the rear of the property. Hatch to cellar.



Study 9'5 x 8'8 (2.87m x 2.64m)

North-east and south-east facing windows. Fireplace with timber surround. Fitted shelving.

Breakfast Room 14'8 x 13' (4.47m x 3.96m)

Inglenook fireplace with canopy. Brick flooring in herringbone style. Built-in cupboards and fitted shelving. Electric radiator. North-east facing window overlooking the side garden. Door to the scullery and further door to the



Kitchen 20' x 13'10 (6.10m x 4.22m)

Fitted with high and low level wall units with granite, timber and stainless steel work surfaces. Four oven oil fired Aga. One and a half bowl stainless steel sink with mixer taps above. Dishwasher, electric oven and fridge. Recessed spotlighting. Tiled flooring with underfloor heating. North-east and south-east facing windows and door to the exterior. Staircase Three to the first floor. Door to the



Scullery 20' x 15'9 (6.10m x 4.80m)

A spacious room with large butler sink and taps above. Slate work surfaces. Tiled flooring and exposed timbers. North-west facing windows to the front of the property and door to the exterior. Built-in cupboard. Doors to the downstairs shower room and



Store 20'5 x 9' (6.22m x 2.74m)

This could be a further reception room and has north-west facing window to the front of the property.

Downstairs Shower Room

WC, hand wash basin and shower unit. Electric towel radiator. West facing window overlooking the front of the property. Wood panelled walls.

Staircase One from the ground floor reception hall leads to the

First Floor

Landing

North-west facing windows to the front of the property. Electric radiator. Built-in cupboard. Wall light points. Doors lead to

Bedroom One 18'6 x 16'6 (5.64m x 5.03m)

A dual aspect double bedroom with south-west and south-east facing windows with views over the garden. Brick fireplace with marble surround. Electric radiator. Fitted wardrobes. A door opens to an



En Suite Shower Room

Comprising WC, shower unit and hand wash basin with cupboard below. Electric towel radiator. South-east facing window.

Bedroom Two 18'6 x 16'6 (5.64m x 5.03m)

A spacious double bedroom with tall ceilings. Brick fireplace with marble surround. South-west facing window overlooking the garden. Electric radiator. Fitted cupboard with hatch to attic space that is home to a hot water tank serving the en-suite shower room.. A door opens to an



En Suite Shower Room

WC and handwash basin with cupboard below. Shower unit. Recessed spotlighting. Electric towel radiator.

Bedroom Three 14'8 x 13'8 (4.47m x 4.17m)

South-east facing window. Exposed timbers. Electric radiator. Built-in cupboard and door to bedroom four.

Bedroom Four 13'3 x 8'6 (4.04m x 2.59m)

A bedroom or dressing room with south-east facing window overlooking the rear garden. Built-in cupboard. Exposed timbers and open-studwork to bedroom five.

Bedroom Five 12'8 x 10'3 (3.86m x 3.12m)

A double bedroom with north-east facing window overlooking the side garden. Electric radiator. Wall light points. Open studwork to bedroom four.



From the landing further doors lead to bedroom six, the attic and the

Family Bathroom

Comprising bath with shower above and glazed screen. WC and hand wash basin. Electric towel radiator. West facing window to the front of the property.

Dressing Room 13' x 10'8 (3.96m x 3.25m)

North-east facing window overlooking the side garden and domestic outbuildings. Fitted airing cupboard with second hot water cylinder. Fitted wardrobes. Wood block flooring. Door to bedroom five.

Bedroom Six 15'3 x 15'3 (4.65m x 4.65m)

A heavily timbered double bedroom with lead light windows to the north-west and south-west. Wall light points. Electric radiator. Brick fireplace. Built-in cupboard.

From the dressing room a door opens to the inner landing where staircase Three leads down to the kitchen and a door opens to

Bedroom Seven 17'2 x 14' (5.23m x 4.27m)

A double bedroom with north-east and south-east facing windows. Built-in wardrobe and cupboard with drawers.

Attic Space 11'8 x 8'11 (3.6m x 2.47m)

Accessed via ladder style stairs from the landing. North-west facing windows. Cupboard housing the cold water tank.

The Gardens and Domestic Outbuildings

A gated drive from the road leads to the residential parking area which is laid to shingle. However, the main entrance to the house and buildings is via the farm drive where there is substantial parking and access to the farm buildings and domestic outbuildings. Immediately adjacent to the house is a range of brick and flint buildings under a tiled roof.

Building B on the plan measures 26' x 77' (7.92m x 2.31m) and is home to the electricity meter serving the house, the water softener, a redundant oil tank and the oil tank serving the Aga. Next to this is a large kennel with run.

Building C is sub-divided into four sections and has been used as a store/workshops. In total it measures approximately 33' x 10'8" (10.05m x 3.25m).

Building D is a former granary of brick construction with part weatherboarded elevations under a tiled roof. The footprint measures approximately 19' x 44' (5.79m x 13.41m) and as well as stores, and a cart lodge there is also a game larder. The building is also home to the electricity meter and supply for the farm buildings.

Building E is of timber and flint construction under a tiled roof and is a store/garage with brick flooring measuring approximately 19' x 15' (5.79m x 4.57m). Adjoining this is a range of timber garages with four electric roller shutter doors to the front. This is shown as Building G and measures 37'5" x 19'7" (11.40m x 5.96m). Building F, is a range of stores measuring 26' x 17'11" (7.92m x 5.46m).

Building H is a steel and timber cart store 37' x 22'8" (11.27m x 6.90m). Adjoining this is Building I, a workshop of block construction measuring 43' x 20' (13.10m x 6.09m). Adjoining the workshop is the pump house incorporating the private water supply (bore hole).

The final domestic building, J, is of brick construction under a tiled roof and measures approximately 34' x 18' (10.36m x 5.48m). Beyond this is the farmyard and farm buildings as listed below.

The gardens surround the house. To the front is lawn and the shingle driveway. To the rear and side of the house are areas laid to lawn with beds containing shrubs and flowers. There is also a patio area with pergola. To the south-west of the house, accessed by French doors from the drawing room and billiard room, is a walled terrace where there are steps leading down to lawns and flower beds. Here there are mature trees and a shingle path leading through to hedging and to the vegetable garden, beyond which is the former tennis court. The more formal grounds associated with the house extend to approximately 2.5 acres. Beyond this is a meadow, the farmyard and agricultural buildings.





Farmyard and Agricultural Buildings

Beyond the domestic outbuildings, a concrete driveway leads to the farmyard and range of agricultural buildings:

Building K is of block wall construction over concrete floor under a fibre cement roof with central partition wall. In total, the building measures approximately 45'7 x 17'10 (13.90m x 5.45m).

Building L is a relatively basic general purpose building of concrete portal frame construction with concrete floor and currently used for the storage of machinery/fertiliser etc. measuring 98'5 x 65'7 (30m x 20m).

Building M is of steel frame with part concrete block rendered walls to approximately 6ft and part asbestos clad walls over concrete floor under asbestos roof measuring approximately 60'2 x 50'10 (18.35m x 15.50m).

Building N is of concrete frame with part block and part asbestos clad walls over a concrete floor under asbestos roof measuring 80'4 x 25'3 (24.50m x 7.70m).

Building O is of steel portal frame building with corrugated grain walling up to 3m and with plastic coated metal profile sheeting above. 8m(w) x 4m(h) sliding doors on the front elevation. Concrete floor and electrics connected and measuring 49'2 x 70'6 (15m x 21.5m). Adjoining lean-to 29'6 x 70'6 (9m x 21.5m) with grain walling to 2m and with 4m roller shutter door on front elevation and separate personnel door. The grain store (including the lean-to) has a capacity to hold approximately 1,000 tonnes of grain.

In addition, there is a holding bin and a LPG powered grain drying facility. There is a very good sized concrete apron 44'3 x 91'10 (13.5m x 28m) located immediately in front of the grain store.

Building P is of Bolton & Paul constructed steel frame with part block, part Yorkshire Boarding and asbestos clad walls over concrete floor under asbestos roof with two double sided doors to the western gable, measuring approximately 117'7 x 81' (35.85m x 24.70m).

Lying to the northeast of the farmyard, is the former stackyard and to the south is a most attractive grass meadow from where there is elevated view across the Deben Valley. In all, Lot 1 extends to approximately 14.44 acres (5.85 hectares).









Viewing Strictly by appointment with the agent. Please follow current Covid-19 government guidelines.

Services Mains water supply to the house and farmyard (there is also a private bore hole in the farmyard), mains electricity to the house and farmyard. Electric heaters to most rooms. Oil fired boiler serving part of the hot water system. Predominantly UPVC double glazed windows. Private drainage system (whilst it is understood that the septic tank has worked in a satisfactory manner for many years it will not comply with the new drainage regulations and a buyer will need to budget to install a new plant. It is envisaged that the cost of this will be in the region of £15,000 and this has been taken into account within the guide price).

Council Tax Band G; £3,062.15 payable per annum 2021/2022.

EPC - G (copy available upon request via email from the Agent).

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

NOTES

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2. 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.
3. Many of the farm buildings are of asbestos construction. A former asbestos building was removed over 20 years ago and buried behind building O. The vendors have recently commissioned a company to remove the asbestos from this area.

September 2021

Ashfield Place Farm, Ashfield

Approximate Gross Internal Area = 483.9 sq m / 5209 sq ft



Ground Floor

First Floor



Directions

From Framlingham proceed towards Saxtead and at the A1120 turn left and continue through Earl Soham and on the A1120 for a further mile. Just before the crossroads to Cretingham on the left and Debenham on the right, Ashfield Place Farm will be found on the left hand side of the road.



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