



Abbey Farm

Linstead, Halesworth, Suffolk, IP19 0LQ

BROWN & CO



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A quintessential private residential farm with substantial equestrian and agricultural facilities set in lushes formal gardens and high-quality grazing land approaching 13.941 acres (stms).

GUIDE PRICE £1,800,000



DESCRIPTION

Abbey Farm comprises a most attractive ring-fenced amenity farm offering a range of commercial opportunities for its owner and will be of great interest to those keen to acquire a charming property in a delightful north Suffolk countryside setting. Abbey Farm was formerly known as Linstead Grange, and carries a fascinating history being granted to Sibton Abbey in 1230, belonging to the Cistercian Order of Monks, members of a contemplative monastic Order founded by reformist Benedictines in France in 1098. In 1536 Henry VIII granted the manor and all the estates belonging to Sibton Abbey to the Duke of Norfolk which passed subsequently to Lord Huntingfield, likely explaining the change of the name to Abbey Farm as it was part of Sibton Abbey's Lands.

There are three residential properties accessed via a shared drive around 270m off the closest public highway which sit at the centre of the farm, accompanied by a collection of agricultural buildings currently used for a number of different purposes. Beyond the formal gardens in which the principal house is set lies in 13.941 acres (stms) of lush grassland currently used exclusively for equestrian grazing but would be equally suited to other livestock and amenity purposes. The whole is an outstanding holding opportunity to maintain the current arrangement or to venture along a different path.

Principal Farmhouse

Abbey Farmhouse comprises a most attractive and substantial five-bedroom Suffolk farmhouse of timber frame construction under pan tile roof and rendered elevations. The oldest part of the house is believed to date from the thirteenth century with various additions made throughout the last 800 years or so. The accommodation is well arranged on two floors being approached via the front into a spacious reception hall providing access to the principal ground floor rooms. The drawing room with attractive inglenook fireplace acts as the primary room in the house and enjoys a wonderful, cosy feel. The kitchen features an Aga.

The extensive bedroom accommodation is arranged across the first floor. There are five bedrooms, with four and the shower room being accessed off the staircase between the sitting room and drawing room. The principal bedroom suite is approached from the main staircase in the hall onto a large landing area with access to the family bathroom and principal bedroom. The current owners have improved the property with the addition of solid oak timberwork and staircase although some parts of the property would now benefit from modernisation.

Associated Cottages

Field Mouse Cottage, with one bedroom and Hedgehog Cottage, with two bedrooms, are pleasantly positioned and act in

conjunction with the main house. The two properties sit immediately adjacent to the farmhouse and are of timber, brick, and peg tile construction. The cottages both enjoy one and two bedrooms respectively, together with reception space and a bathroom. Both cottages were and can be holiday lets again, as well as let on Assured Shorthold Tenancies, with the ability to derive an income.

There are a delightful range of mature gardens and specimen trees across the south and east of the houses which flow down towards an attractive woodland from which the extensive grassland can be accessed.

The Land

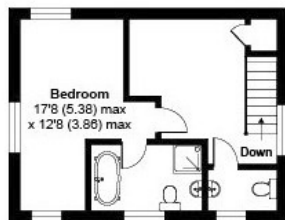
Land at Abbey Farm is classified as Grade 3 on the Land Classification Soil Series of England and Wales. The soils are primarily of the Beccles 1 series (described as slowly permeable, seasonally waterlogged fine loamy over clayey soils). The majority of the land is registered with the Rural Payments Agency as permanent grassland (PG01) and has been used for equestrian grazing for a number of years. The land has not been drained although it is suitable for mole draining. There is no evidence of a requirement for drainage and the land is occupied in its current use for 12 months of the year.



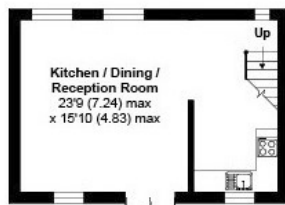
Abbey Farm, Linstead, Halesworth, IP19 0LQ

Approximate Area = 2839 sq ft / 263.7 sq m
 Outbuilding(s) = 7553 sq ft / 701.7 sq m
 Annexe(s) = 1209 sq ft / 112.3 sq m
 Total = 11601 sq ft / 1077.7 sq m

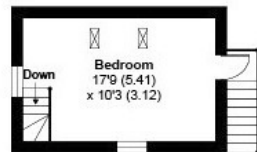
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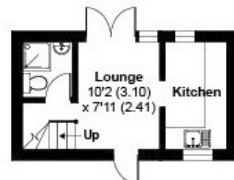
ANNEXE 1 - FIRST FLOOR



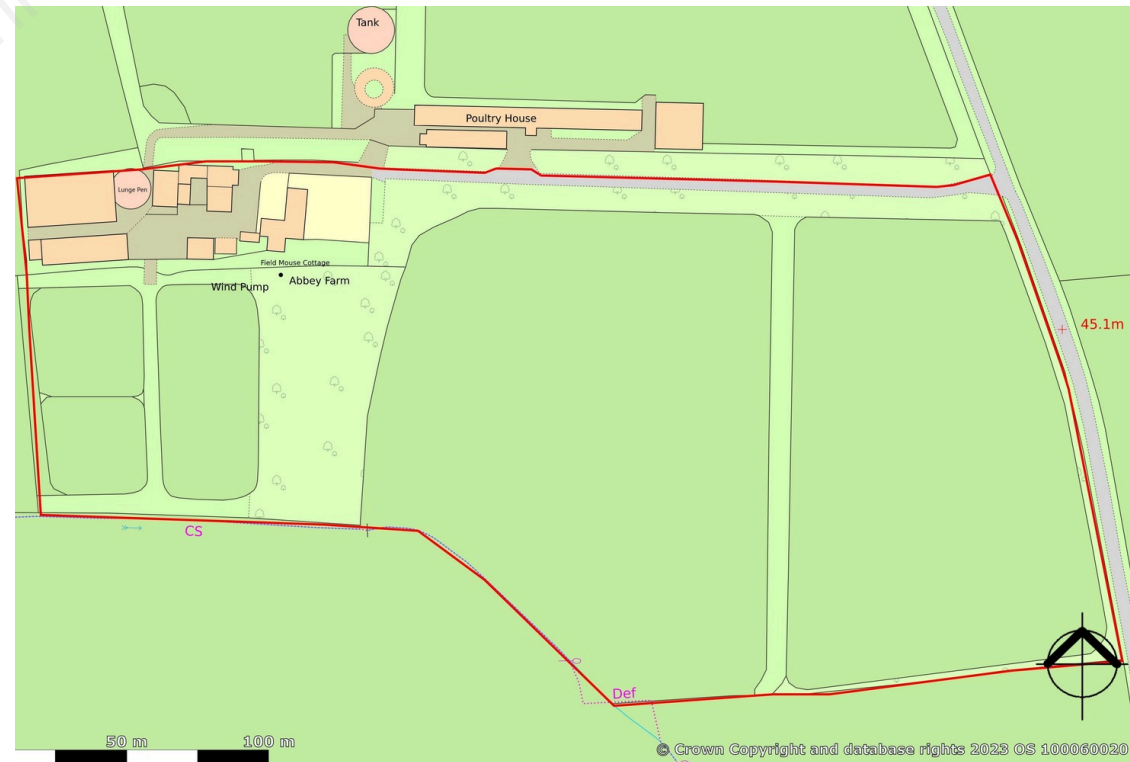
ANNEXE 1 - GROUND FLOOR



ANNEXE 2 - FIRST FLOOR



ANNEXE 2 - GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 1008302

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Equestrian

The land has been professionally post and rail fenced by Norcroft Equestrian Developments, with three bar thoroughbred paddock fencing and stud gates. The paddocks have automatic filling water tanks in each field. In addition there is a large Indoor Riding School which is floodlit and is currently being used as a turn-out for horses in the winter.

Outbuildings

The Old Dairy has the potential for future planning permission for a residential dwelling/holiday let, adding potential value to the property.

All barns have electricity.

LOCATION

The farm sits just to the south of the village of Linstead Parva, west of Halesworth in north Suffolk. The Farm enjoys an exceptionally private position being well set back with the main residences set about 270m off the closest public highway as aforementioned. The county towns of Ipswich (Suffolk) and Norwich (Norfolk) both lie within 46.6 km (29 miles) of the farm, accessible from the A12 to the east and the A143 to the north. Diss Station is located approximately 27 km (16.8 miles) to the west and provides services to London Liverpool Street Station with a minimum journey time of 90 minutes. Norwich International Airport is accessible within 58 km (36 miles) whilst the smaller Beccles Heliport at Ellough is 23.8 km (14.8 miles) to the northeast.

DIRECTIONS

Leaving Harleston on Shotford Road continue under the underpass and move onto Harleston Road. Take the next left turn onto Withersdale Road and continue into the village of Metfield. Head through the village on the B1123 heading for Linstead Parva. one entering the village take the left turn onto Godfrey's Hill. The turning for the farm is on the right-hand side and signposted 'Abbey Farm'.

General Remarks and Stipulations:

Method of Sale - Abbey Farm is offered for sale by Private Treaty. If a purchaser is interested in part of the farm, they are invited to discuss their requirements with the selling agents.

Tenure and Possession - The farm is offered for sale freehold with vacant possession.

Exchange of contracts and completion - Exchange of contracts and

completion will take place within 28 days after receipt by the purchaser/s solicitor of a draft contract with completion no later than 28 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts. If early entry is required, then the purchaser/s will be asked to pay an additional 10% at that stage.

Sporting, Minerals and Timber - In so far as they are owned by the Vendor, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the Vendor.

Fixtures and Fittings - Unless described in these particulars, all fixtures and fittings are specifically excluded from the sale.

Basic Payment Scheme - The land is registered under the current Basic Payment Scheme (BPS). The Vendor will make reasonable endeavours to transfer 21.46 Entitlements to the Purchaser after completion of the sale. The 2023 payment will be retained by the Vendor.

Services –

Abbey Farmhouse - Single Phase Electricity, Private Water Private Drainage.

Field Mouse Cottage – Single Phase Electricity, Mains water, Private Drainage.

Hedgehog Cottage - Single Phase Electricity, Mains water, Private Drainage.

Farm Buildings – Three Phase Electricity, Mains Water, Private Drainage.

The residential properties are heated by electric storage heaters with a Rayburn and wood burner in Abbey Farmhouse.

Easements, Covenants, Rights of Way and Restrictions - The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions whether mentioned in these particulars or not. One public footpath crosses the land at various points on its southern border, plans of which are available from the Vendor's agent.

Town & Country Planning - The purchaser/s will be deemed to have full knowledge and have satisfied themselves as to any planning matters that may affect the property.

Boundaries, Plans, Areas, Schedules and Disputes - The

boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the selling agent.

Council Tax:

Abbey Farmhouse (East Suffolk District Council) – Band F

Cottages (East Suffolk District Council) – G

Local Authority - East Suffolk Council, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Solicitor - Allens Cadge & Gilbert, 55 Thoroughfare, Halesworth, Suffolk, IP19 8AR

Anti-Money Laundering - In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

VAT - Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and Safety - The property is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

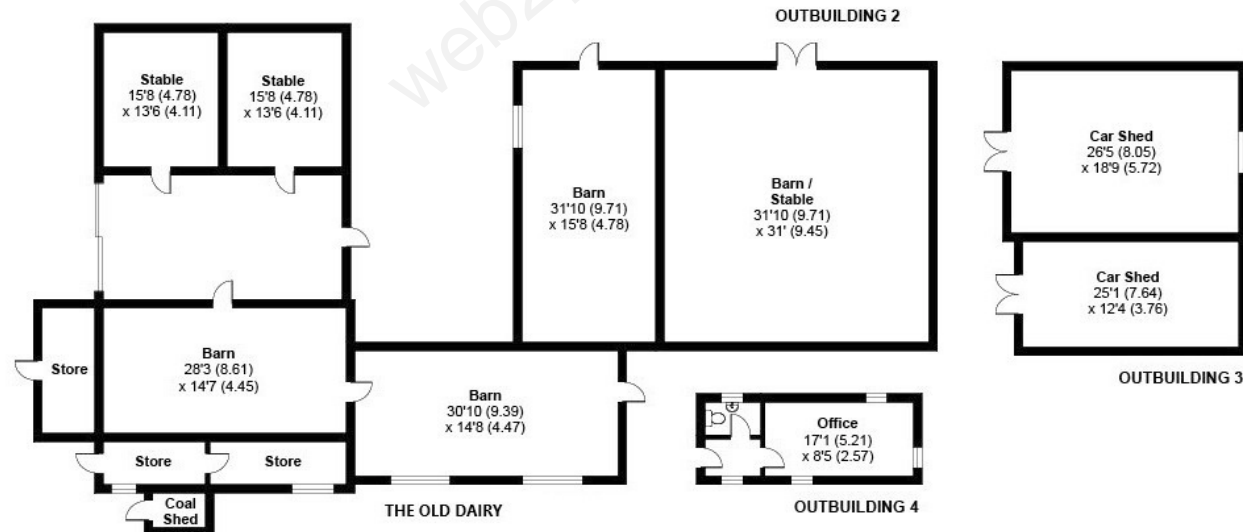
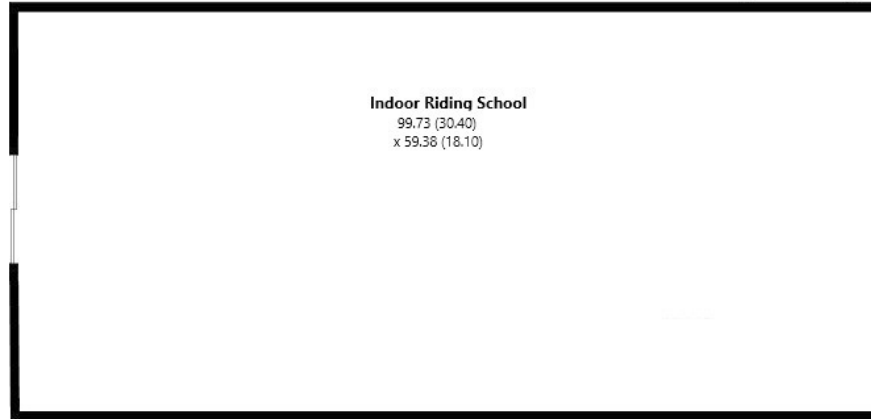
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**Viewings - Strictly by appointment through Brown&Co LLP.
Tel. 01603 629871**

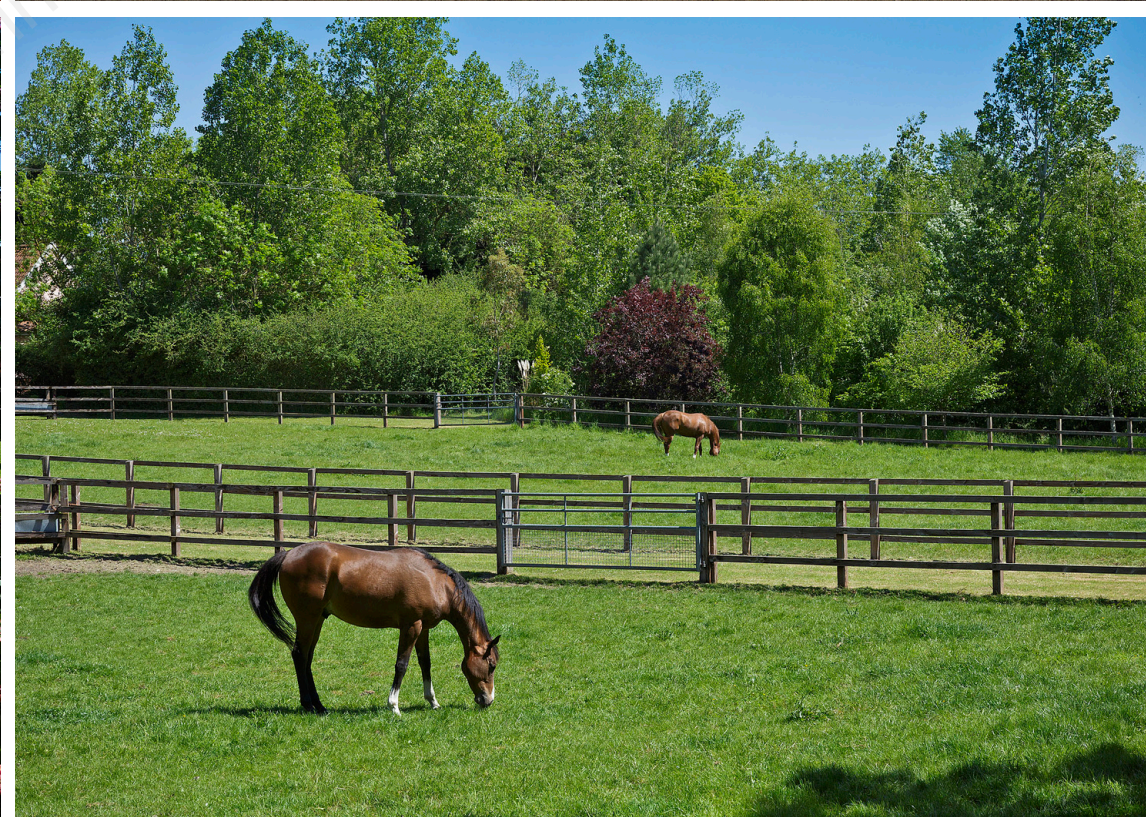
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

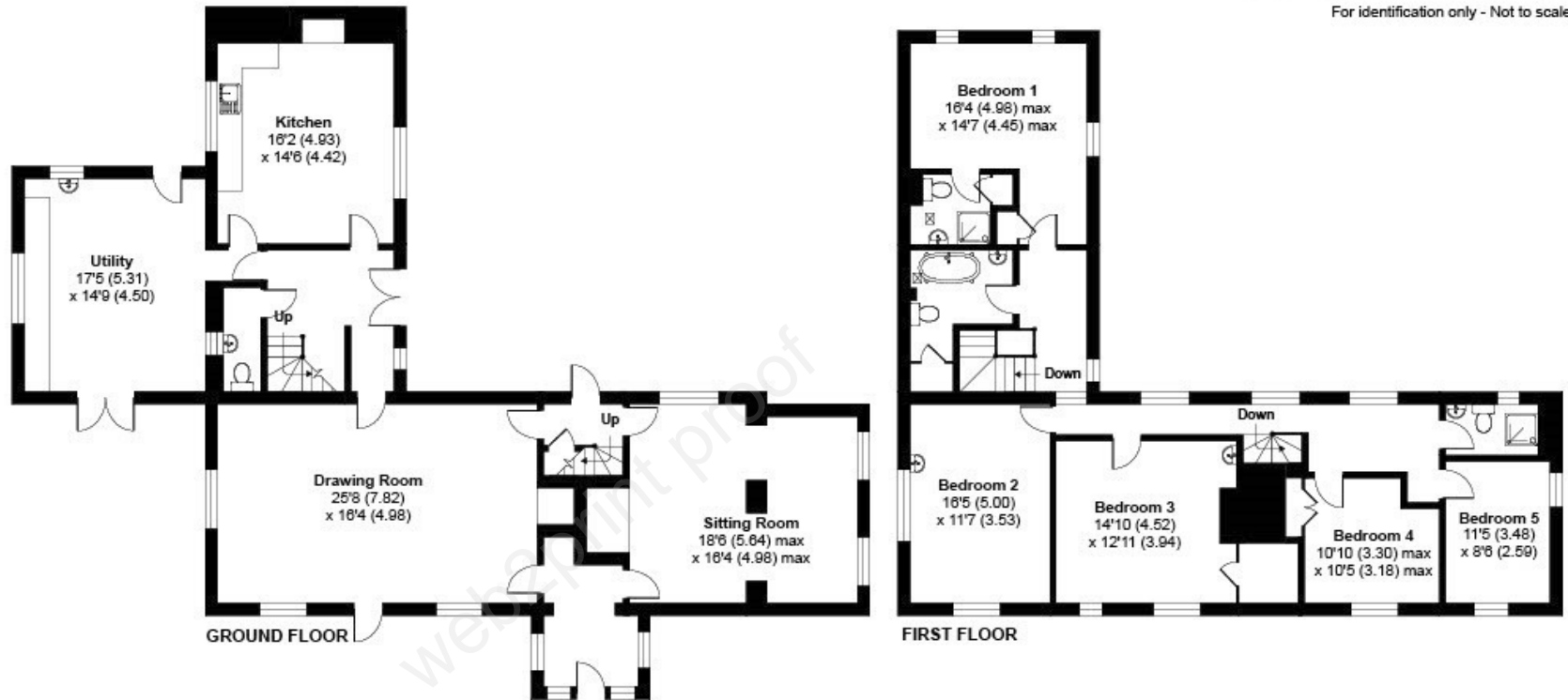
Abbey Farmhouse

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	4 G	

Field Mouse Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	

Hedgehog Cottage



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