



Sheepfold
Bedfield Road | Earl Soham | Suffolk | IP13 7SL

FINE & COUNTRY

COUNTRY GRANDEUR



A handsome period property of some stature whose grandeur and well-preserved features indicate it was built for someone of standing.

Arranged across three floors, this exceptional Grade II Listed home offers four large bedrooms, a formal dining room, a fine sitting room and exquisite period features throughout, including two beautiful Tudor chimneys. The property is set on approximately 1.39 acres (stms) of stunning grounds in the heart of the picturesque countryside, yet only a short drive from Framlingham and Woodbridge.



KEY FEATURES

- A Handsome Grade II Listed Period House situated in the Village of Earl Soham
- Four Generous Bedrooms over Two Floors; Family Bathroom
- The Principal Bedroom benefits from a Dressing Room and En-Suite Shower Room
- Kitchen/Breakfast Room with Pantry, Separate Utility and Ground Floor WC
- Two Reception Rooms; Study and a Conservatory
- Very Fine Original Features with Stunning Chimneys
- Large Barn/Workshop and Garage
- Beautiful Grounds extending to around 1.39 acres (stms)
- The Accommodation extends to 3,200sq.ft
- No EPC Required

"We always wanted a rural property where we could indulge our love of walking and this house delivered" explains the current owner of this spectacular home. The outstanding location of this fine house, on the edge of a sought-after village with fields as far as the eye can see, is just one of its many exceptional qualities. Set in the middle of a mature 1.39 acre (stms) plot the setting of this property is timeless. From the outside, it is simply stunning, resembling a scene from a historic romance novel and conjuring images of impeccably dressed characters wafting through the meticulously kept grounds. Thought to have been built around 400 years ago, most likely for an individual of some local importance, the grand exterior is arresting. The front aspect is pleasingly symmetrical, featuring two dormer windows jutting from the tiled roof overhanging the white-rendered elevation. The owner explains how the stunning Tudor chimneys and exposed brick gabled end help warrant the listed status.

Step Inside

Inside the property, the rooms are as beautiful as you'd expect from its exterior. The house is arranged in an L-shaped layout with well-preserved original features throughout. A tiled porch welcomes you into a wide hall with stairs leading to the upper levels. To the left, a stunning triple-aspect oak-beamed sitting room provides a charming space to relax and a brick inglenook with woodburning stove also features. Two high mullion windows on either side of the chimney stack cascade light into the room and honey-coloured oak flooring extends throughout. From here, double doors lead into a conservatory where exceptional views of the picturesque garden can be fully enjoyed. A sizeable formal dining room with double aspect is located on the other side of the hall. This room also features exposed beams on the ceiling and walls, along with pretty views of the garden.





KEY FEATURES

Contemporary Character

The bright, stylish kitchen the owners have curated offers a clever blend of character and contemporary design, where the exposed beams and natural nooks of the room have been utilised and celebrated. Attractive oak units under extensive Corian countertops provide abundant storage and prep space and stylish low-hanging pendants create a striking feature. At the end of the kitchen is a spacious dining area, where meals can be enjoyed while enjoying garden views through the glass doors. A generous shelved pantry provides ample storage and is a desirable addition to the kitchen. Adjacent, a utility room with plumbing for a washing machine and housing for the water softener provides a further practical space. A ground-floor WC rounds out the rooms on this level.

Exploring Upstairs

There are two sizeable bedrooms on the first floor and a family bathroom. The principal bedroom is a bright, double-aspect room where rustic beams embellish the walls and ceiling. From here a hallway leads to a spacious dressing room and en suite shower room. The second bedroom also enjoys a dual aspect with spectacular views across the surrounding countryside. This room is well-proportioned with generous fitted wardrobe space. A wooden staircase rises from the first floor to the two bedrooms at the top of the property. Here, dormer windows unveil spectacular views of the surrounding countryside, setting in context the wonderful location of this home. Recently insulated and re-plastered, these rooms have been transformed into two fantastic bedrooms, boasting exposed beams and trusses. Offering tremendous flexibility, they can adapt to suit various needs, whether it be for guest accommodation, an inspiring work-from-home space, a dedicated hobby room, or a private retreat for a teenager to personalise as their own.

Step Outside

The property is privately nestled behind a row of tall trees along a small lane, situated deep within its spectacular 1.39-acre (STMS) plot. The garden is predominantly laid to lawn, bounded by hedgerows with a paved patio wrapping around the rear of the house. Two ponds within the grounds attract a variety of local wildlife, including deer, foxes and abundant wild birds. The owner has counted more than 90 trees throughout the plot, including fig, walnut, field maple, and three majestic oaks. Beds have been planted with roses, peonies and azaleas, providing bursts of colour during the flowering months. A large barn/workshop, measuring approximately 25ft x 75ft, offers scope for hobbyists or potential for renovation (subject to planning) and is fitted with power. The gravel driveway provides parking for numerous vehicles and an adjacent garage offers further storage.





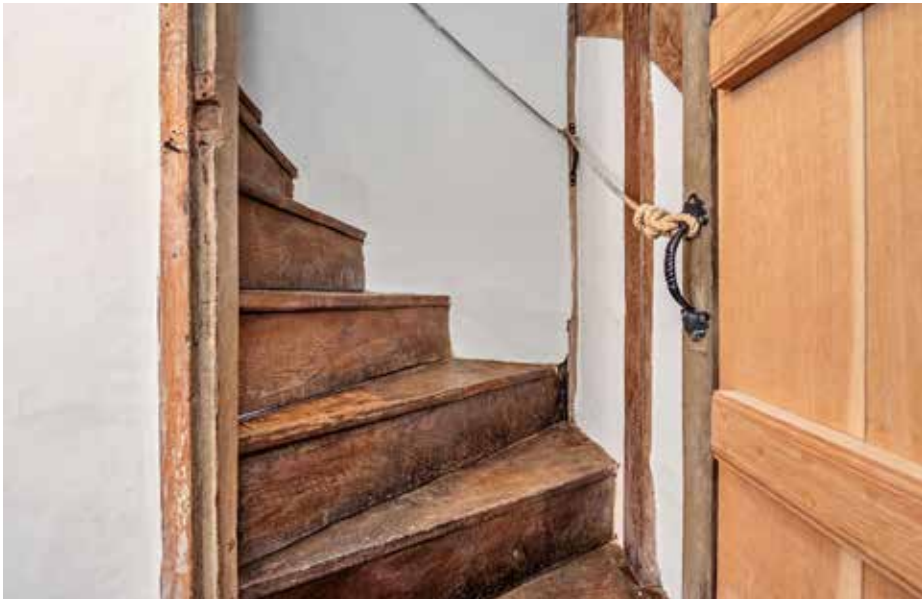
























INFORMATION



On The Doorstep

The pretty village of Earl Soham is a quiet and peaceful place albeit one with an active community. A range of clubs meet at the local hall and regular village-wide events are also hosted here. There is a primary school in the village while Thomas Mills and Debenham High Schools are nearby. The village also boasts a well-regarded local butcher and village pub.

How Far Is It To?

Earl Soham sits only 2 miles west of charming Framlingham and 13.5 miles from the historic market town of Woodbridge which combines excellent facilities and shops with superb pubs and restaurants. Frequent train services connect commuters from Woodbridge to Ipswich and beyond, with routes extending to London Liverpool Street.

Directions

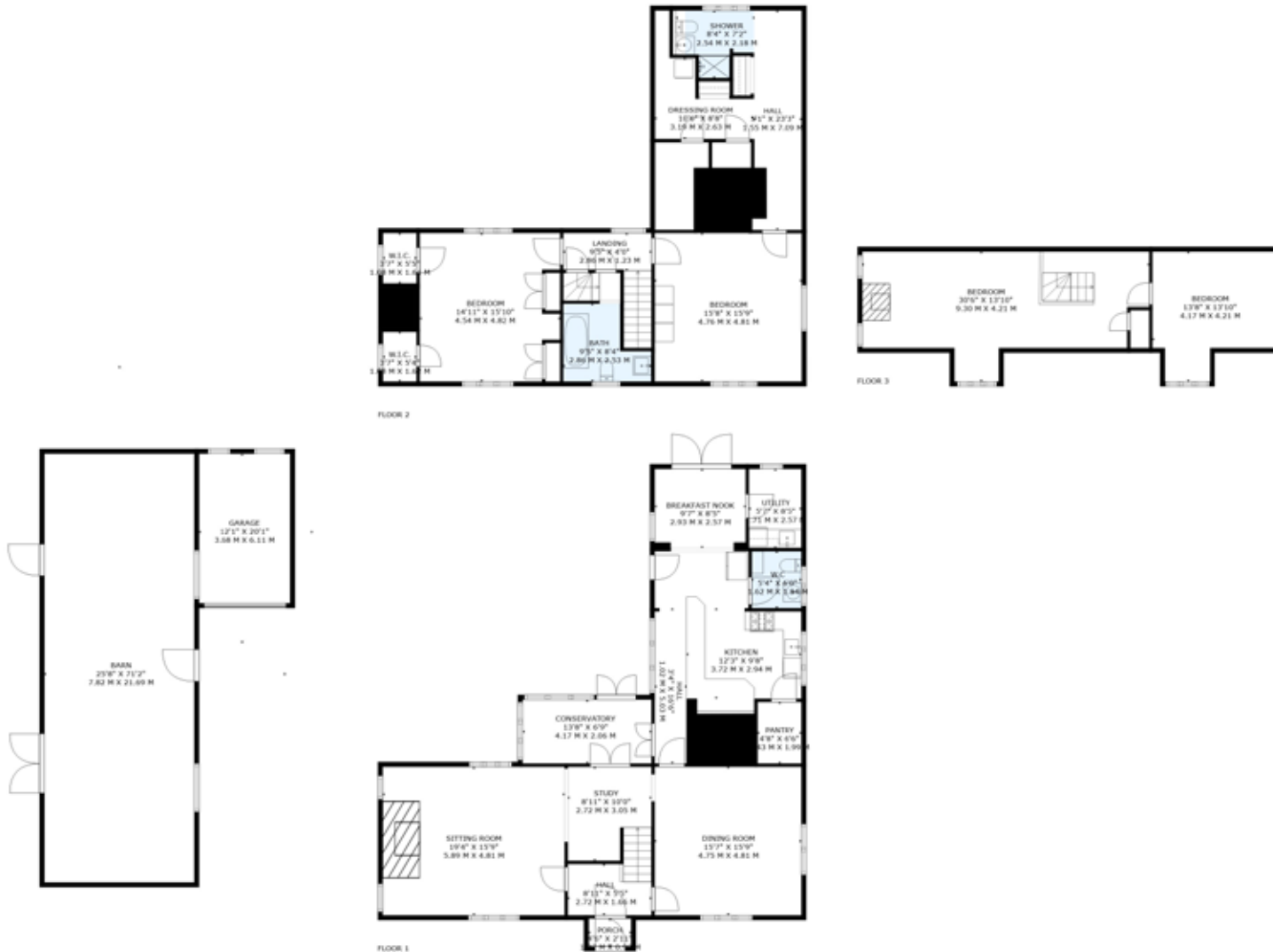
Proceed from the market town of Diss along the A143 in an easterly direction. At the Billingford windmill take a right hand turn signposted Hoxne. At the T junction take a left hand turn onto the B1118. Follow this road into the village of Stradbroke and at the T junction take a left hand turn onto the B1117. Continue along this road for around 2.8 miles bearing right onto the B1116. Continue into the village of Dennington. At the T junction turn right and bear right. At the next T junction turn right onto the A1120 and follow the road into Saxstead. Turn right onto Bedfield Road and the property will be found on the left hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [sentences.furnish.elections](#)

Services, District Council and Tenure

Oil Fired Central Heating, Mains Electricity
LPG for Cooking, Private Drainage via Treatment Plant
Broadband Available - we are informed that the current owner uses BT and consistently has 28 mbps, buyers are advised to check with their own provider
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
East Suffolk District Council - Tax Band F
Freehold



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