



Valley Farm
Butts Road | Westhall | Suffolk | IP19 8RN

FINE & COUNTRY

DO THINGS YOUR WAY



“This Grade II* listed period farmhouse has so much to offer. It’s been a very successful bed and breakfast and the owners have a holiday let and have had two glamping pitches in the past as well.

Ideal for equestrians or those who want to try their hand at the good life, there’s plenty of room to live the life you’ve always dreamed of.

It’s wonderfully peaceful with no immediate neighbours, yet you’re close to Southwold and to the Southern Broads.”



KEY FEATURES

- An Historic Grade II* Listed Farmhouse set in a 3.5 acre Plot (stms) in a Peaceful Rural Location
- The Main House has Six Bedrooms; Four Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and En-Suite Bathroom
- Three Reception Rooms all with Character Features
- Kitchen/Breakfast Room with Pantry and Utility Room
- Self-Contained One Bedroom Annexe with Kitchen/Diner and Bathroom, currently used as a Successful Holiday Let
- Opportunity to expand on the Holiday Lets with Conversion of Further Outbuildings
- Large Grade II Listed Barn and a Cart Lodge
- Equestrian Facilities including Ménage, Stables, Feed Room & Tack Room, Post & Railed Paddock
- The Property is just a 20 Minute Drive to Southwold and the Suffolk Heritage Coast
- The Accommodation of the Main House and Annexe extends to 4,296sq.ft
- No EPC Required

Restored and renovated by the owners, this home would be perfect for a family or for an active couple looking for an income. Currently a successful bed and breakfast, there's a substantial annexe and potential for camping, glamping, to grow your own, have animals or horses – you can choose.

A House With A Story To Tell

Dating back to 1492, this former farmhouse is Grade II* listed and full of nooks, crannies and character. Many of the rooms have oak beams, fireplaces, wooden and tiled floors and more. When the owners came here, the property had been used as offices and needed a lot of work. They have carried out renovations with a light touch, fitting period style bathrooms, creating a farmhouse kitchen and allowing the authentic character of the building to shine through. The owners feel they're custodians of the property, setting it up for a bright future and embracing the sense of history you feel throughout.





KEY FEATURES

Business, Pleasure – Or Both

This would be a delightful family home, but the current owners weren't originally looking for a large property. They fell in love with the location and the land here and decided to make the house work perfectly for them. The converted outbuilding, which is now a holiday let has proved very successful and the owners have set up a bed and breakfast in the main part of the house, with three letting rooms. Again, reviews are excellent and there's plenty of repeat business. Outside, they had a gypsy caravan and vintage 1960s caravan on the land, both of which were enormously popular and highly rated too. While they have stopped offering these, there is scope to reintroduce this part of the business, or even to have camping or glamping pitches on the land, so whatever your circumstances, there's plenty of income potential here. A family could occupy the house, with income from the holiday let and land, or you could keep the whole lot to yourself and enjoy every bit!

Living The Good Life

The owners have turned their hand to many things during their time here and it shows just how versatile this property is. They have had chickens, rare breed sheep, pigs and cows and have grown their own fresh produce. They also have horses and you'll find plenty of stabling, storage, a manege and paddocks here, so if you ride, you're sure to love this! There is also a very handy second entrance into the top fields and there are lots of bridle paths around the area – and that's not the only country pursuit. The quiet lanes and footpaths are perfect for joggers or for walking your dogs, and it's on a popular cycling route too. You can even walk to the nearest pub. Of course, there's lots more to see around here – Southwold is a 20 minute drive and Bungay, Halesworth and several other pretty and historic towns are also within easy reach. There's a train station in neighbouring Brampton where you can hop on the train to Ipswich and, from there, head to London. The easy access from London and the Southeast is one of the reasons the holiday businesses here have proved so successful, but it also makes it a great place to put down roots and call home, enjoying the tranquil surroundings without cutting yourself off from the wider area.













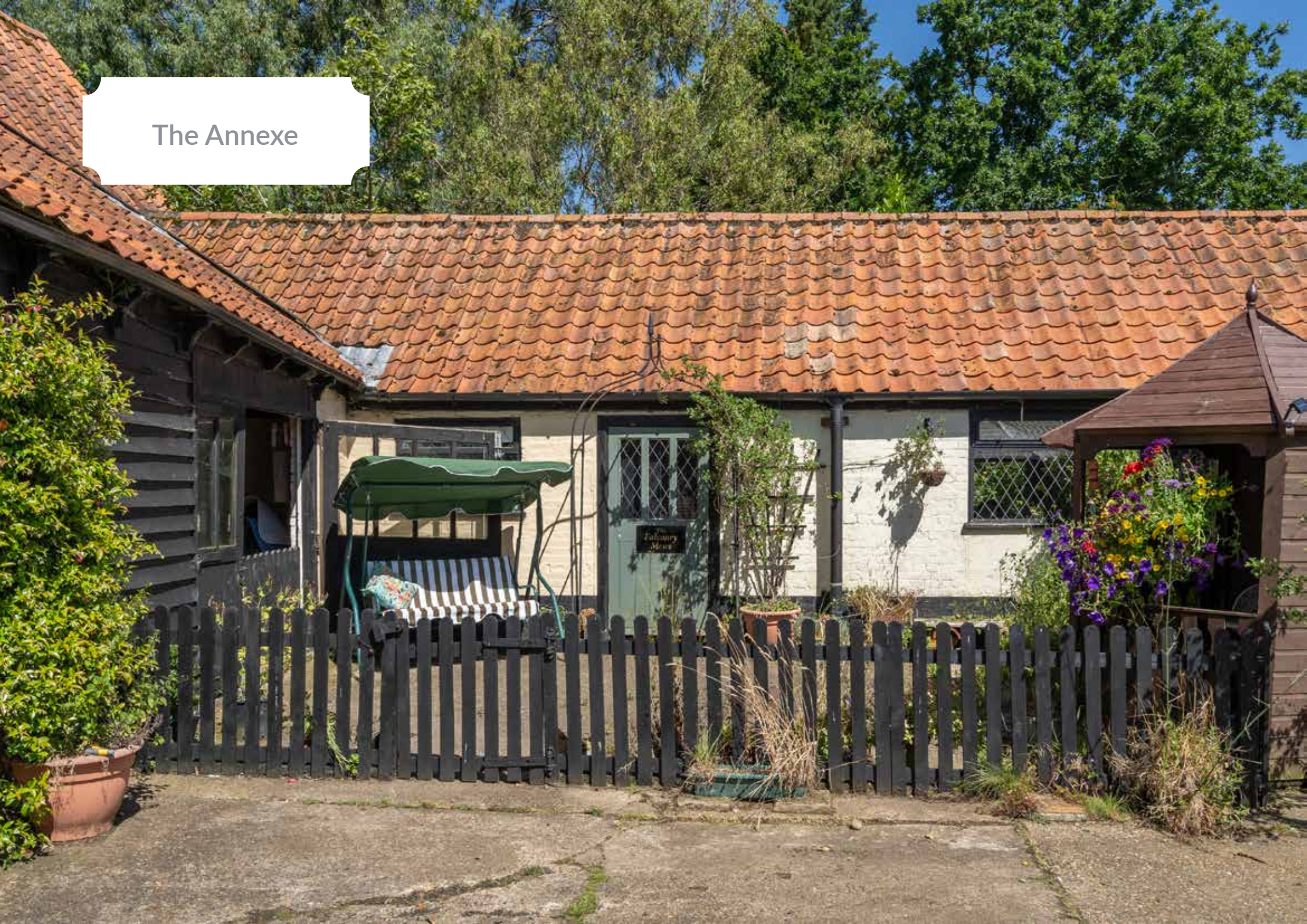








The Annexe











The Falconry Mews







INFORMATION



On The Doorstep

Westhall is a small rural village situated between Halesworth, Beccles and Bungay, all of which offering independent shops and local amenities. Beccles & Halesworth also benefit from a rail link to London Liverpool Street. Beccles, Bungay & Halesworth are busy market towns with many shops, restaurants, schools, pubs and supermarkets. Nearby Southwold is a charming north Suffolk unspoilt seaside town on the Suffolk heritage coast with its working lighthouse, beech huts, pier, busy harbour, cliff top canon and of course the beach. Southwold is a quintessentially English resort town.

How Far Is It To?

Norwich is approximately 24 miles northwest of Westhall and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The market town of Halesworth is about 3 miles south, with its large variety of shops, museum, dentists, solicitors, opticians and restaurants. Halesworth railway station is on the East Suffolk line with connections to Norwich and London Liverpool Street. Buses connect to other Suffolk towns such as Beccles, Southwold, Lowestoft and to Norwich.

Directions - Please Scan QR Code Below

Leave Beccles on The A145 London Road through Weston and then turn right onto Kings Lane. Follow this road until you reach the junction and then turn left onto Redisham Road. Continue along this road and through the village of Redisham and the road will continue on to Halesworth Road. Take a left turn on to Butt's Road and then follow the road for approximately half a mile and the property will be on your right.

What Three Words Location

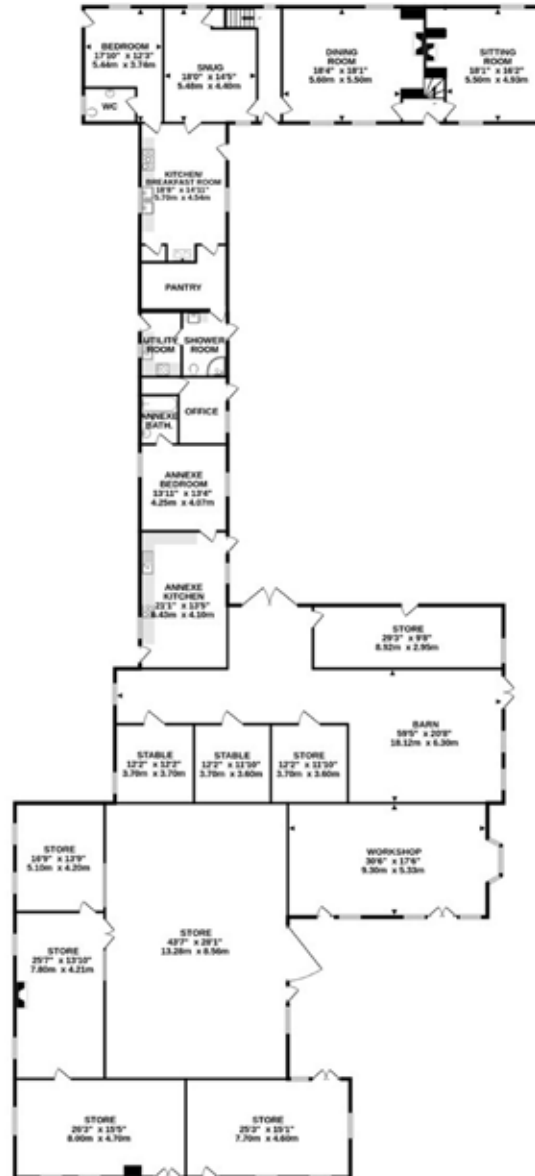
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [rope.violinist.unionists](#)

Services, District Council and Tenure

Electric Storage Heaters, Rayburn Back Boiler & Wood Burner,
Private Drainage - Water Treatment Plant Fitted in 2015
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
Waveney District Council - Council Tax Band E
Freehold

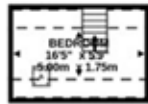






GROUND FLOOR
7109 sq.ft. (660.4 sq.m.) approx.

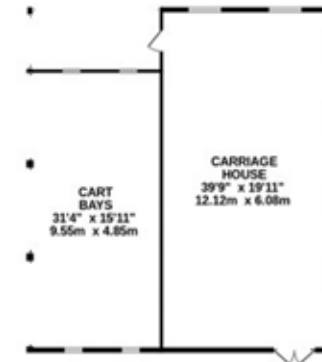
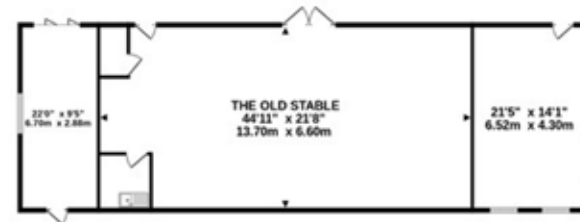
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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2ND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



HOUSE - 1ST FLOOR
1517 sq.ft. (140.9 sq.m.) approx.



OUTBUILDINGS
3890 sq.ft. (361.4 sq.m.) approx.

FLOOR AREA - ANNEXE : 507.41 sq.ft (47.14 sq.m.) (approx.)
 FLOOR AREA - ALL OUTBUILDINGS : 8625.15 sq.ft. (801.21 sq.m.) approx.
 MAIN HOUSE - 3789.59 sq.ft. (352.15 sq.m) approx.
 TOTAL FLOOR AREA : 12922 sq.ft. (1200.5 sq.m.) approx.

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