



Hacheston Lodge  
The Street | Hacheston | Suffolk | IP13 0DL

# MAGNIFICENT MANSION



Here's a hidden gem indeed!

A perfectly formed small stately home with five bedrooms and four bathrooms.

All set in five acres of grounds with its own swimming pool as well as a detached three-bedroom thatched cottage for visitors.

Equestrians especially will be interested in the various outbuildings awaiting configuration to your needs.



# KEY FEATURES

- A Stunning Detached Edwardian Home with Cottage and Outbuildings
- Five Bedrooms: Four Bath/Shower Rooms
- Fantastic Principal Bedroom with En-Suite and Dressing Area
- Kitchen/Dining Room with Separate Utility and WC
- Two Reception Rooms plus Office and Library Room
- The Thatched Cottage provides Three Bedrooms, Two Bath/Shower Rooms, Kitchen, Utility and Open Plan Reception Room
- A Wonderful Heated and Covered Pool with Beautiful Surrounding Patio
- Approximately 5 acres of Beautiful Grounds including Formal Gardens, Lawns and Paddocks with Possible Equestrian Usage
- A Range of Outbuildings extending to 3,000sq.ft and including a Cabin provide a Gym, Studio, Workshop and Storage
- The Main Accommodation extends to 3,621sq.ft - Energy Rating: C
- The Annexe extends to 1,157sq.ft - Energy Rating: D

Although built during the Edwardian period, there's little trace of anything arts and crafts here. Instead, the sensibility is all Georgian elegance from the impressive pedimented gable entrance and brick quoins outside to the deep-set doorways and arched openings within. Pleasing proportions and a sense of openness mark this style which is present in abundance in this expansive home.

## Step Inside

Entry is into a wide reception area with plenty of room to welcome guests, an anteroom before you enter the house proper. To either side of the hallway ahead are two vast reception rooms, each over 25 feet long. On your left is the family room with a stunning minimalist cassette stove in the chimney breast. Log effect but powered by gas, it's the cleanest fireplace you'll ever see. There's room to divide the space if you want to create a small study at the narrower end of the room. And, if large dining events are your thing, the door adjoining the kitchen behind strongly suggests deployment as a grand formal dining room. Across the hall, the sitting room is of a similar size, though mirrored in shape, and easily accommodates a seating area as well as a grand piano. The fireplace in here is a beautiful marble affair with classical urns and swagged decorations in relief. French doors on the west elevation lead to the garden. At the south-east corner of the house is the huge kitchen-diner, enlarged recently by the incorporation of a former conservatory. The working part of the kitchen is an artful blend of traditional and modern with Shaker-style units topped by a decorative architrave, counters of granite and maple, a Rangemaster stove in the wide fireplace, and a large central island as well as another sit-up breakfast bar. Skylights illuminate the dining area where windows and French doors look out in a southerly direction. There's ample room in this voluminous space for everybody to gather, cook and eat, whatever the occasion. On the other side of the hall is a smaller room, currently set up as a home office with smart built-in desks. This is a space that would also make a lovely separate dining room. Also downstairs are a larger-than-average utility and a WC.









# KEY FEATURES

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## The Upstairs

The sleeping quarters almost out-do the living quarters for luxury in this sumptuous residence. At the front of the house are two enormous triple-aspect bedrooms, each with en-suite bathrooms. Of particular note is the master bathroom where a tub is recessed into a mirrored alcove, a lovely place to unwind at the end of the day. Between these two opulent bedrooms is a seating area above the entrance hall, currently in use as a library with handsome built-in bookcases. A smaller – but by no means small – bedroom is at the back of the property and served by a family bathroom. Stairs rise to the second floor where there are two further bedrooms, one with an extensive built-in desk arrangement ideal for a home office, and a shower room. These top floor rooms make a wonderful suite for older teenagers, or perhaps houseguests, to enjoy a degree of privacy.

## Thatched Cottage

Included with the property is a detached and independent three bedroom, two bathroom cottage created from a former apple store. In this fairy-tale thatched folly, guests can self-cater entirely separately from the main house. The attraction is immediate, and it's little wonder this has been a profitable holiday let for the current owners – the more so because of the swimming pool on offer.

## Gardens, Equestrian and Swimming Pool

A visit is necessary to appreciate the extent and variety of these gardens. Screened all round with mature trees and shrubs, the property is approached up a gravel drive with a knot-garden turning circle in front of the house. Lawns, specimen trees and shrubs extend away apparently infinitely, contributing to the sense of seclusion. A delightful tree tunnel walk leads to an area of approximately three acres where there are three paddocks, a stable block and a large building housing three barns. Also found here is a 300-square-foot cabin, supplied with water and electricity, which has planning for agricultural use. A heated open-air swimming pool seals the deal in this already enviable setting. Surrounded by a patio, lawns and rose-covered trellises, it's of a considerable size with an easy-to-use concertina cover giving you options of partial or complete coverage, meaning you can swim underneath it in cooler weather or under the stars on warmer nights.

## Further Outbuildings

Two more outbuildings are found near the main house. A large U-shaped building, blackboards under pantiles, provides a sheltered seating area near to the pool. In it currently are a gym, recording studio, workshop and the pump room for the pool. Whatever your profession or projects, this large – over 1,100 square feet – structure will provide the space you need. A second building, itself over 400 square feet, is used to store garden machinery.

































# INFORMATION

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## On The Doorstep

A linear settlement not far off the A12, Hacheston has a church, a village hall and a garden centre with a café. The pretty market town of Framlingham is a short drive away. In the other direction, nearer the coast, Woodbridge can be reached in just over 10 minutes. Two high-performing schools in these towns – Thomas Mills and Farlingaye – are on bus routes from Hacheston.

## How Far Is It To?

This beautiful part of Suffolk, so close to the coast, has many varied attractions, among them world-renowned concert hall Snape Maltings, home of the Aldeburgh Festival – just 11 minutes away. Sutton Hoo, the atmospheric Saxon burial ground, is close by as are medieval castles at both Framlingham and Orford. Nature lovers will greatly enjoy walks and wildlife at nearby Suffolk Coasts and Heaths and Minsmere RSPB.

## Directions

From Diss head south on the A140 and turn left onto the A1120 at Earl Stonham and go to Framlingham. At Framlingham head south on the B1116 into Hacheston and the property is on your right opposite the church.

## 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... [promoting.lee.oven](https://www.promoting.lee.oven)

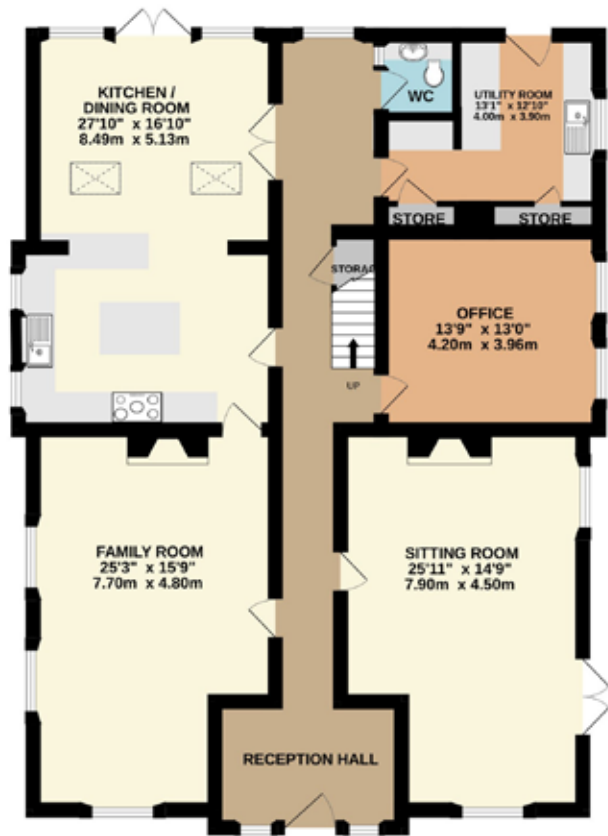
## Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage via Septic Tank  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
East Suffolk District Council - Tax Band G for the House  
The Cottage is under a Business Rating  
Freehold

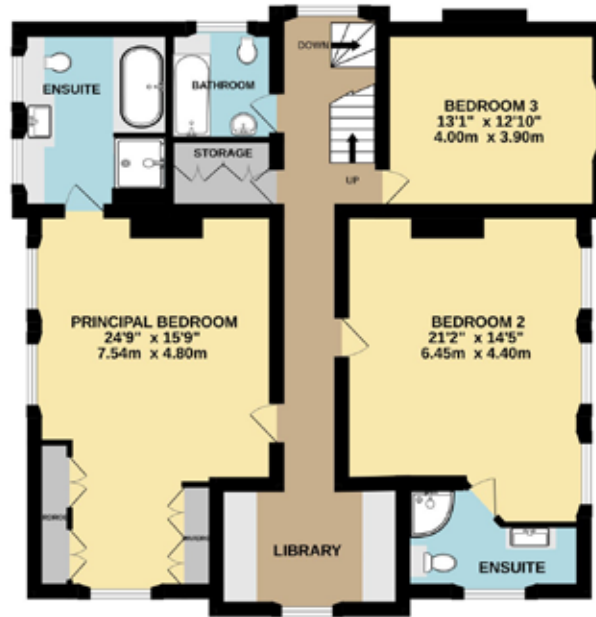
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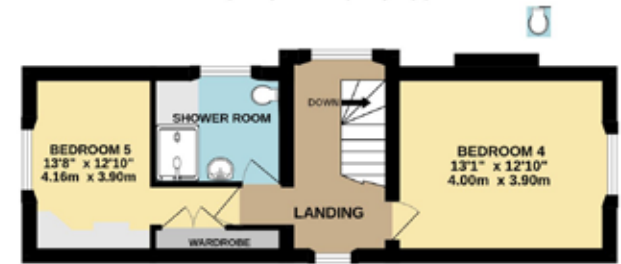
GROUND FLOOR  
1830 sq.ft. (170.0 sq.m.) approx.



1ST FLOOR  
1336 sq.ft. (124.1 sq.m.) approx.



2ND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 3621 sq.ft. (336.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

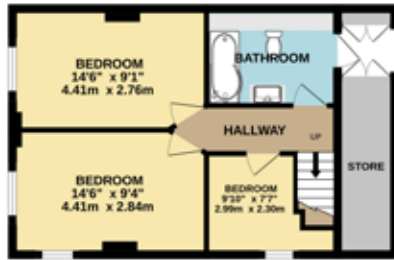
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) <b>A</b>		
(81-92) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
WWW.EPC.UK		



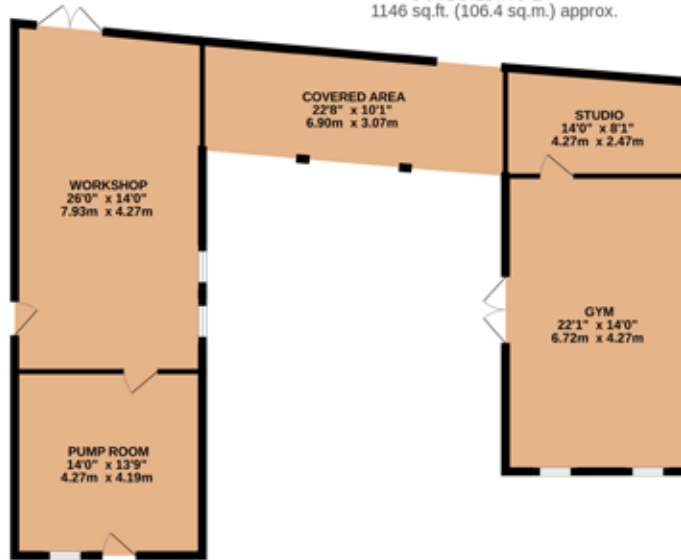
ANNEXE GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



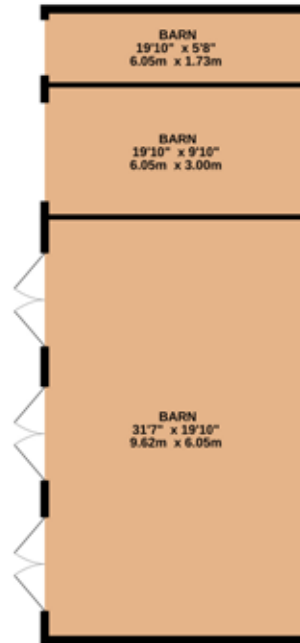
ANNEXE LOWER GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



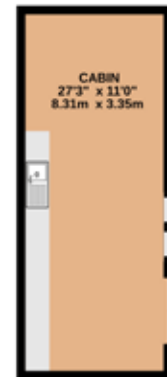
OUTBUILDING 1  
1146 sq.ft. (106.4 sq.m.) approx.



OUTBUILDING 2  
935 sq.ft. (86.9 sq.m.) approx.



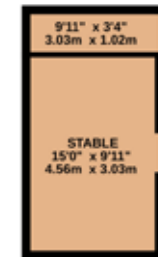
OUTBUILDING 4  
300 sq.ft. (27.8 sq.m.) approx.



OUTBUILDING 3  
436 sq.ft. (40.5 sq.m.) approx.



OUTBUILDING 5  
182 sq.ft. (16.9 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.bpecu.com			



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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