A small residential farm standing in a lovely position with period house, substantial range of historic and modern barns along with gardens and meadows of 10 acres.

House comprising sitting room, dining room, kitchen, study, plant room and cloakroom. Two first floor bedrooms with en-suite bathrooms. Two second floor bedrooms, one with an en-suite shower room and the other with an en-suite cloakroom.

Substantial parking and yard. Studio, historic party barn, large workshop, Dutch barn, Nissen huts, store barns and stables.

Gardens and meadows totalling, in all, just under 10 acres.

Guide Price
£750,000 Freehold
Ref: P5531/C
Green Valley Farm
The Green
Ubbeston
Suffolk
IP19 0HB
Location
Green Valley Farm is located on the edge of the Parish of Ubbeston, within 2 miles of the large village of Laxfield. Laxfield is a delightful village, situated just 7 miles north of the historic market town of Framlingham. Laxfield is one of the most desirable villages in the area with its two public houses, The Royal Oak and The King’s Head (known as The Low House) which was voted Adnams Pub of the Year 2010. There is a primary school graded ‘Outstanding’ by Ofsted, as well as a Co-op village shop, museum and garage. There is also a cricket team, and bowls and football clubs.

Stradbroke is just over 3 miles from the property and offers local shops and services including a convenience store that caters for all day-to-day needs, a bakery, butchers, medical centre, village hall, children’s play area, hairdressing salon, library/Post Office, Stradbroke Baptist Church, three public houses, Church of England VC Primary School and Stradbroke High School. The historical and imposing All Saints Church, with its 15th century tower, is located in the heart of the village. There is also a sports centre with a swimming pool, gym and tennis courts, as well as numerous clubs and societies, including a popular cricket club, tennis club, bowls club and football clubs.

The historic market town of Framlingham offers comprehensive facilities including a large Co-op supermarket, as well as pubs and restaurants. The town is also home to Thomas Mills High School and Framlingham College. Diss is approximately 15 miles and offers mainline rail services to London’s Liverpool Street Station, Ipswich and Norwich. The coast is approximately 14 miles as the crow flies and, from here, access can be gained to Aldeburgh and Southwold.

Description
Green Valley Farm offers the opportunity for buyers to have a wonderful farmhouse along with an excellent range of buildings, which could be used for livestock or a business, along with pleasant and mature grounds extending to just under 10 acres. The farmhouse is Grade II Listed and believed to date from the late 16th century. It is of timber frame construction with rendered and limewashed elevations under a peg tile roof. For those interested in the known history of the house, the agents have a copy of a historical survey. Of particular note is the overmantle in bedroom one which has fleurs-de-lis upon it, along with the date ‘1618’. Also present are the initials PIK, which were possibly the initials of the owner of the house who would almost certainly have been the Lord of the Manor. The vendors of the property have carried out an extensive renovation programme during their tenure, but an incoming purchaser will wish to complete the project. Sympathetic work has been done and the house also has modern features such as underfloor heating on the ground floor, below the flagstones and bricks. Throughout the dining room are attractive wood panelled walls. The dual aspect and light kitchen is ready to be fitted out by a purchaser to their choice and style. On the ground floor is also a spacious sitting room with open fireplace, a study, plant room and cloakroom. On the first floor are two spacious double bedrooms, which both have en-suite bathrooms. On the second floor are two further bedrooms, one of which has a stylish en-suite shower room, the other a en-suite cloakroom. The property benefits from ample parking and a yard area which lies adjacent to the range of historic and modern buildings, which also include a studio that could be used for overflow accommodation. Around the house is the garden and beyond this are attractive meadows which are enclosed by mature trees.

The Accommodation
Ground Floor
A front door provides access to the

Hallway
Slate tiled flooring. Wall light points. Radiator. Timber wall panelling. North-west facing window. Doors lead off the to sitting room and dining room. A further door opens to the
**Downstairs Cloakroom**

**Dining Room** 16’6 x 11’8 (5.03m x 3.56m)
An impressive wood panelled room with exposed beams. North-west facing window and south-west facing French doors opening out onto the patio and garden. Inglenook fireplace with pamment tiled hearth. Flagstone flooring. Wall light points. Underfloor heating. Door to an inner lobby, and large opening through to the

![Dining Room Image](image1)

**Kitchen** 15’ x 12’9 (4.57m x 3.89m)
This has not been fitted out on the basis that the vendor believes a buyer would choose their own style of kitchen. North-east and south-west facing windows overlooking the barns and grounds. Recessed LEDS. Flagstone flooring with underfloor heating. Partially glazed south-east facing door to the exterior.

![Kitchen Image](image2)
**Inner Lobby**
Stairs to the first floor landing. Exposed brickwork. Pamment tiled flooring. Door to the

**Sitting Room** 18’4 x 17’8 (5.59m x 5.38m)
A spacious and light dual aspect room with north-west and north-east facing windows. Substantial inglenook fireplace with bressummer beam above, which is home to a wood burning stove with canopy. Exposed beams and studwork. Wall light points. White Suffolk brick flooring with underfloor heating. Exterior door to the rear of the property. A door opens to the

**Study** 17’5 x 9’2 (5.31m x 2.79m)
Exposed timbers and windows to the south-east and north-east. Wall light points. Brick flooring with underfloor heating. A door opens to a

**Plant Room** 7’ x 7’ (2.13m x 2.13m)

From the ground floor inner lobby, stairs lead up to

**First Floor**

**Landing**
Doors to bedrooms one and two, and a staircase to the second floor.

**Bedroom One** 18’3 x 17’4 (5.56m x 5.28m)
A vast dual aspect double bedroom with north-west and south-east facing windows. Exposed floorboards and beams. Fireplace with decorated timber surround and overmantel. Radiator. Wall light points. Large built-in cupboards. A door opens to an
En-Suite Bathroom
Comprising stylish suite with large bath, WC, hand wash basin and shower unit with glazed screen. Panelled walls and tiles. Radiator. North-east and south-east facing windows.

Bedroom Two 17'6" x 12'3" (5.33m x 3.73m)
A double bedroom with north-west and south-west facing windows with superb views over the gardens and surrounding countryside. Exposed studwork, beams and floorboards. Built-in cupboard. Wall light points. Radiator. A door opens to an
**En-Suite Bathroom**

Comprising bath, WC and hand wash basin with cupboards below. Panelled and tiled walls. Ladder-style chrome towel radiator. North-east facing dormer window.

From the landing, stairs lead up to the
Second Floor

Landing
South-east facing dormer window with fine views over the barns and land. Doors lead off to bedrooms three and four.

Bedroom Three  18’ x 12’11 (5.49m x 3.94m)
A double bedroom with vaulted ceiling and painted timbers. North-east and south-east facing windows with lovely views. Radiator. A door opens to an

En-Suite Shower Room
Comprising WC, hand wash basin and large shower unit with glazed screen.

Bedroom Four  12’10 x 12’3 (3.91m x 3.73m)
Vaulted ceiling with exposed timbers. South-west facing window with fabulous views over the garden, pond and meadow beyond. Radiator. A door opens to a

Cloakroom
With WC and hand wash basin.

Outside
The property is approached from the road via a large shingle driveway which leads to the house and farmstead. Here there is a substantial amount of parking for vehicles. Access can be gained to the extensive range of barns, which are numbered on the plan included within these particulars.

1. Workshop (54’ x 22’) - Of block construction with weather boarded elevations under a steel profile sheet roof. Internally it is completely open plan with a wood burning stove at one end. Mezzanine store area. Ample power points.
2. Dutch Barn (59’ x 19’) - Enclosed apart from the entrance area. Corrugated sides and roof.
3. Nissen Hut (36’ x 17’) - In basic order. Open at both ends.
4. Nissen Hut (36’ x 17’) - With doors to each end.
5. Impressive brick and timber frame barn (36’ x 17’) under a pantile roof, plus lean-to. This is individually
Grade II Listed and has been refurbished as a general party barn during the last few years.

6. Basic open sided store (55’ x 25’) with concrete floor.
7. Historic brick and timber framed barn (39’ x 13’) under a corrugated roof. Used previously as a stable block.
8. Adjoining building 7, a block building (24’ x 16’) with pitched felt roof.
9. Former dairy (18’ x 16’11 on two floors) - now used as a studio for overflow accommodation to the house. The ground floor has brick and pantile flooring and a wood burning stove. Stairs lead up to a first floor with vaulted ceiling and exposed timbers and floorboards. Off this is a shower room with WC, hand wash basin with cupboard below, and shower unit.

The grounds lie to the south-east and south-west of the buildings. Immediately adjacent to the house is the garden laid to lawn which contains attractive and mature trees and a pond. Beyond the garden are two beautiful meadows, which are bordered by mature hedgerows and trees. The first meadow measures approximately 4.5 acres, with the second being 3.75 acres. In total, the grounds extend to approximately 9.8 acres.
SITE PLANS - INDICATIVE ONLY
**Viewing**  Strictly by appointment with the agent.

**Services**  Mains metered supply.  Mains electricity (including three phase, but not connected).  Private drainage system.  Oil fired central heating.

**Council Tax**  Band F; £2,141.98 payable per annum 2016/2017.

**Local Authority**  Suffolk Coastal District Council; Melton Hill, Woodbridge, Suffolk IP12 1AU; Tel: 01394 383789.

**NOTE**
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.

*June 2016*
Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Directions
From the agents office, proceed out of the town on the Badingham Road (B1120). At the junction with the A1120, turn right and then left at Badingham White Horse Pub into Badingham Low Street. Continue through Badingham for approximately 2 miles. At the T-junction turn right onto the B1117. Green Valley Farm will be found after approximately a quarter of a mile on the right hand side.