



# Darmsden Hall

Darmsden, Suffolk



## Occupying an exceptional, elevated position overlooking beautiful gardens, is this impressive country house.

Extending to over 6,000sqft of main house, is this beautifully presented country home with outbuildings, equestrian facilities, stunning grounds, and far-reaching views over the surrounding parkland gardens and countryside beyond.



**6 RECEPTION ROOMS**



**6 BEDROOMS  
ANNEXE  
COTTAGE**



**6 BATHROOMS**



**OUTBUILDING  
POOL  
TENNIS COURT**



**EQUESTRIAN  
55 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**9,151 SQ FT**



**GUIDE PRICE  
£3,000,000**



### The property

Sitting in an elevated position within its parkland grounds, Darmsden Hall is a substantial country home believed to date from 1830 with an older 16th century rear wing, being of a timber frame and plastered elevations, under a slate roof. Hosting many qualities of an outstanding country house, the property has a handsome facade, parkland setting, elegant reception rooms and an impressive sweeping approach, along with many outside toys ideal for entertaining the whole family.

The property has undergone an extensive modernisation, extension and refurbishment programme, which has been carried out with great flair. Period features have been sympathetically retained alongside providing state of the art 21st century living. Internally, the property is arranged over two floors, is immaculately presented throughout and incorporates many period features including exposed timbers, mullion windows, open fireplaces and an impressive staircase. On the ground floor there is a spacious, light filled reception hall, an elegant drawing

room with open fireplace, panelling and a fabulously deep, wide sash window with stunning elevated views over the valley. The morning room is a charming additional entertaining space with dual aspect and an open fireplace.

Of particular note is the bespoke, open plan Plain English kitchen entered through both the front and rear halls with cloakroom and boot room off. The kitchen has been updated to a high specification with appliances including underfloor heating, an Aga, large island unit with zinc worktop, full height dresser and matching base and wall mounted wooden cupboards with composite work tops as well as a wood burning stove set within an inglenook fireplace with bressummer beam over. The cellar accessed from the kitchen, is split in to three parts; wine cellar, laundry and drying room. The kitchen opens out into the family room which benefits from wooden floors, three dresser units and three sets of elegant full height sash windows which lead out on to the terrace enjoying views out across the surrounding south facing gardens and parkland beyond.









### The property continued

A further service wing with bespoke boot room, fully fitted second kitchen, and access to a sheltered rear courtyard, making this the ideal space when hosting parties. Adjacent to the drawing room, is the library, a wonderful spacious reception room, currently used as a study and has a delightful, deep bay window and window seat from which one can sit and take in the garden and spectacular views. One wall is fitted with bespoke wooden bookcases and the room has a wooden floor. Also used as a drinks reception room before dinner. The sitting room is off the boot room/lobby and is a well proportioned room with a wealth of original features including exposed beams and an open fireplace. Off this sitting room is a study/bedroom, a separate store room and a cloakroom.

The impressive vaulted dining/party room, which has been converted to an exceptional standard, is now used as a versatile entertaining space. Over the years the room has been used as a dining room seating up to 30, party room, yoga studio and playroom for young children/teenagers. The room has a wood burning stove, is partially panelled and a wooden floor.

To the first floor the principal bedroom suite lies along the front of the house with views over the gardens and parkland beyond. Off the bedroom is a large en suite bath/shower room, separate cloakroom and fitted dressing room. Above the principal suite is a larger fully fitted bespoke Orwell's dressing room/bedroom with a cleverly designed pull out bed. There are a further five double bedrooms and three bath/shower rooms.

A pavilion style guest house and a grooms flat, make for the perfect ancillary accommodation, and in total offer a further two bedrooms, two bathrooms and living areas with kitchens.









## Outside

The gardens are immaculate, with landscaped areas, formal hedging and beautiful borders that extend around the property, canvassed by uninterrupted panoramic views over the undulating countryside beyond, making Darmsden Hall blissfully tranquil. Lovingly created by the current owners, the grounds are mature with over 12,000 newly planted specimen trees, along with areas of wildflower meadows, paddocks and lawns, carved with hacking and jumping routes. The property is approached through double wooden electric gates over a sweeping gravelled driveway that takes in the spectacular elevated views over the gardens, grounds and beautiful valley beyond. A terrace wraps around the house and is a perfect spot for al fresco dining. The swimming pool sits to the south west of the grounds, enclosed by yew hedging yet with elevated seating to take advantage of the wonderful views. Together with the pool house this creates a fabulous entertaining space. In addition is the immaculate tennis court, a fully stocked lake, a number of barns and outbuildings, and in total the grounds extend to 55 acres; all fully fenced.

### Distances

- Darmsden 0.8 miles
- Needham Market 2 miles
- Ipswich 8.1 miles
- Colchester 24.2 miles

### Nearby Stations

- Stowmarket, mainline
- Ipswich - mainline
- Colchester - mainline

### Key Locations

- Needham Market
- Suffolk Water Park
- Hintlesham Hall Hotel

### Nearby Schools

- Old Buckenham Hall, Brettenham
- Finborough School, Great Finborough
- Claydon Primary School
- Ipswich School











The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 6,346 sq ft (590 sq m)

Limited Use internal area 138 sq ft (13 sq m)

Garage internal area 1,974 sq ft (183 sq m)

Outbuilding internal area 693 sq ft (64 sq m)

Total internal area 9,151 sq ft (850 sq m)

For identification purposes only.

## Directions

IP6 8RA

what3words: ///solutions.thousands.weekday

## General

Local Authority: Mid Suffolk District Council

**Services:** Mains water and electricity. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

## Suffolk

The Stables, Ipswich, Suffolk IP9 2BJ

**01473 220444**

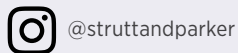
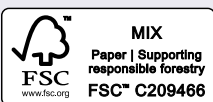
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