



Martley Hall

Easton, Suffolk

A beautifully restored and modernised Manor House with exemplary equestrian facilities set in extensive parkland

Martley Hall, Framlingham Road, Easton, Nr. Woodbridge, Suffolk IP13 0EN

Framlingham 3 miles, Woodbridge 9½ miles, Aldeburgh 15 miles, Ipswich 14 miles (London Liverpool Street 65 minutes)

Features:

Lot 1: Martley Hall

An historic moated country house with five reception rooms & six bedrooms

Indoor swimming pool with steam room, sauna, jacuzzi spa,
treatment room and games room

Walled garden with entertaining pavilion and kitchen, bar, BBQ area, croquet lawn
and two pétanque courts

One bed cottage overlooking the moat

Second one bed cottage with private garden overlooking a picturesque pond

Four guest suites set around Italian courtyard garden

Modern offices with two high-speed fibre lines

Warehouse

Gardens, woodland and the paddocks

About 9.53 acres (3.85 Ha)

Lot 2: Equestrian Facilities

Two 2-bedroom cottages

Olympic size indoor arena with viewing gallery and commercial kitchen and two stallion pens

Stable yard with 24 looseboxes, vets room & flat

Outdoor arena

7 Further loose boxes

4 heated foaling boxes

Covered Horse walker, lunging ring & two all-weather turnout paddocks

Four-bay garage with EV charging

A range of modern farm buildings, storage and workshops

68 acres of post and rail paddocks

About 26 acres (10 Ha) of mixed woodland

About 129 ac (52 Ha)

In all about 139 acres (56 Ha)

For sale as a whole or in 2 lots





Situation

Martley Hall is situated in a wonderful south facing setting overlooking its extensive private parkland. It is located on the northern edge of the village of Easton in Suffolk close to the revered Heritage Coastline.

The village of Easton is within striking distance and has an excellent village community together with a popular pub, primary school and thriving

cricket club. The larger settlements of Wickham Market (3.5 miles) and Framlingham (5.5 miles) offer local supermarkets, a range of shops, doctors' surgery and a post office.

Martley Hall is just 3 miles from the A12 giving good access south to Woodbridge and north to Southwold. Ipswich is 14 miles distant and offers regular trains to London (Liverpool Street) taking about 1hr 5 mins.

There is an excellent selection of private and state schools in the area, including Framlingham College, Thomas Mills, Woodbridge School, Farlingaye High School, Finborough School, St Felix School & Orwell Park.

Nearby activities include Snape Maltings, Southwold with the Adnams brewery and harbour, Minsmere Nature Reserve,

Dunwich beach, Woodbridge and Aldeburgh golf courses, and Thorpeness.

The area is well served with excellent local pubs and restaurants including White Horse Easton, Watson and Walpole, The Crown Framlingham, Greyhound Inn Pettistree, The Suffolk Aldeburgh, The Crown Ufford, Turks Head Hasketon and The Unruly Pig, Bromswell.

History

Martley Hall dates back to the 17th century and was originally part of the Easton Estate which was owned by the Earls of Rochford before being passed onto the Dukes of Hamilton. The 10th Duke moved into the Hall in the late 19th century when it underwent considerable renovations and extensions. Further alterations were made in 1924 and the current owners have carried out extensive renovations and modernisation since 2019.

*Lot 1 - Martley Hall,
entertaining and leisure
facilities, offices and guest
courtyard, annexe and
1 bedroom cottage.*

About 9½ acres (3.85 Ha)

Martley Hall is a beautifully situated country house that combines 18th and 19th century period characteristics with all the essentials for modern living. In addition, the house has modern offices, boundless guest and/staff accommodation and incomparable leisure and entertaining facilities.

The Hall has been thoroughly renovated but still retains timeless period characteristics while offering completely modernised and spacious living. The house sits within a moat and has a mixture of traditional timber frame intertwined with strong Arts and

Crafts influences. The most recent renovations have been carried out to the highest standard and take full advantage of modern lighting, heating and security systems.

The front drive winds through the garden and across a bridge over the

moat. The house presents attractive rendered elevations with a timber frame under a plain tile roof with leaded light windows.









Martley Hall

The large limestone floored hall leads to the majority of the reception rooms which include a large drawing room and dining room, both of which have magnificent fireplaces. There is also a sitting room, library and study. The large well-appointed kitchen with 5-oven Aga has both a conservatory and breakfast room. At the rear there is a large utility room/back-kitchen, gym and boot room. The cellar is ideal for the wine connoisseur and accessed from the entrance hall.

On the first floor, the principal bedroom suite is at the eastern end of the house with a large bedroom, dressing room and en-suite bathroom. There are a further 4 bedrooms with en-suite bathrooms and a smaller double bedroom and family bathroom.



Floor plans for Martley Hall

Approximate Gross Internal Area*:

House: 742.9 sq m (7,996 sq ft)

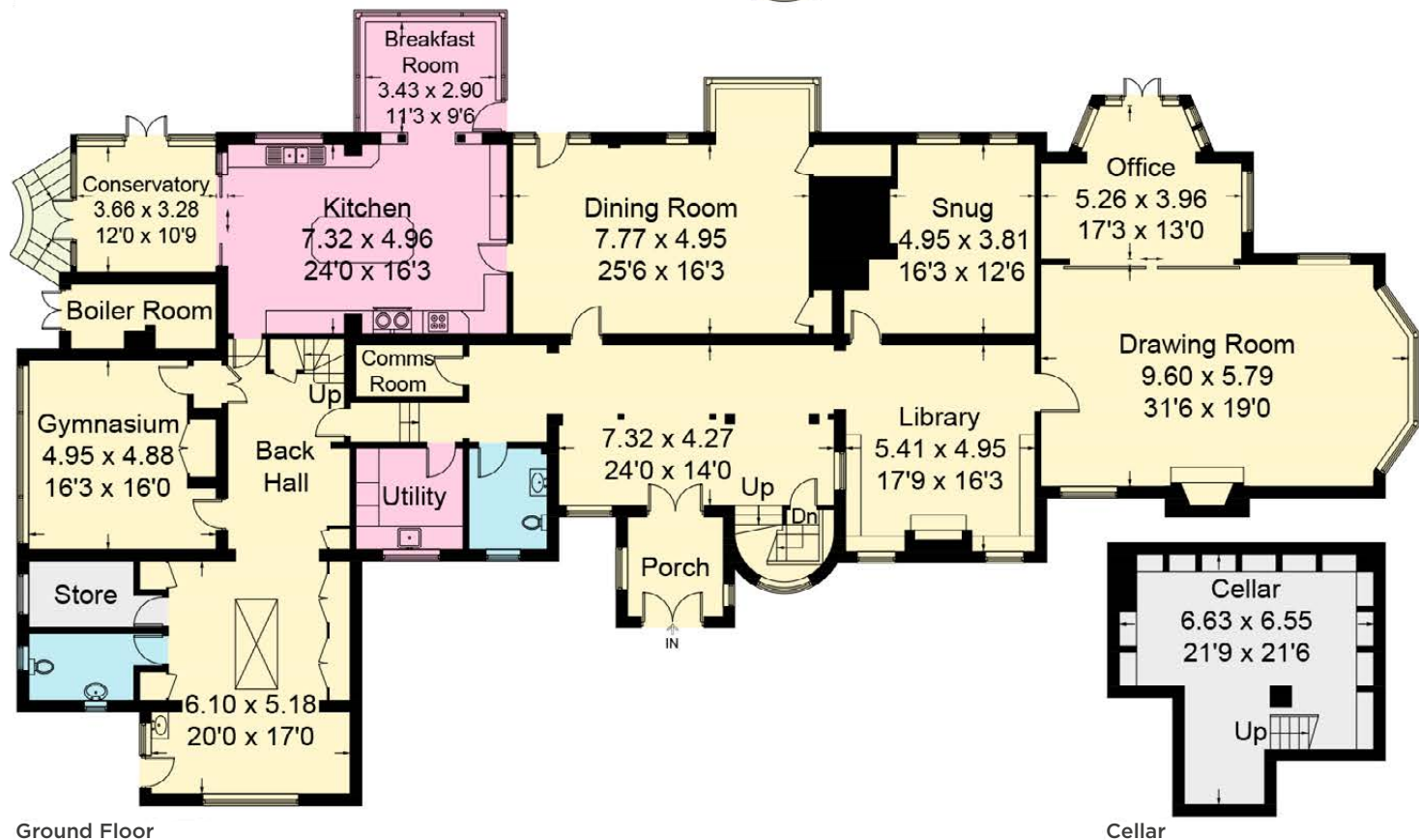
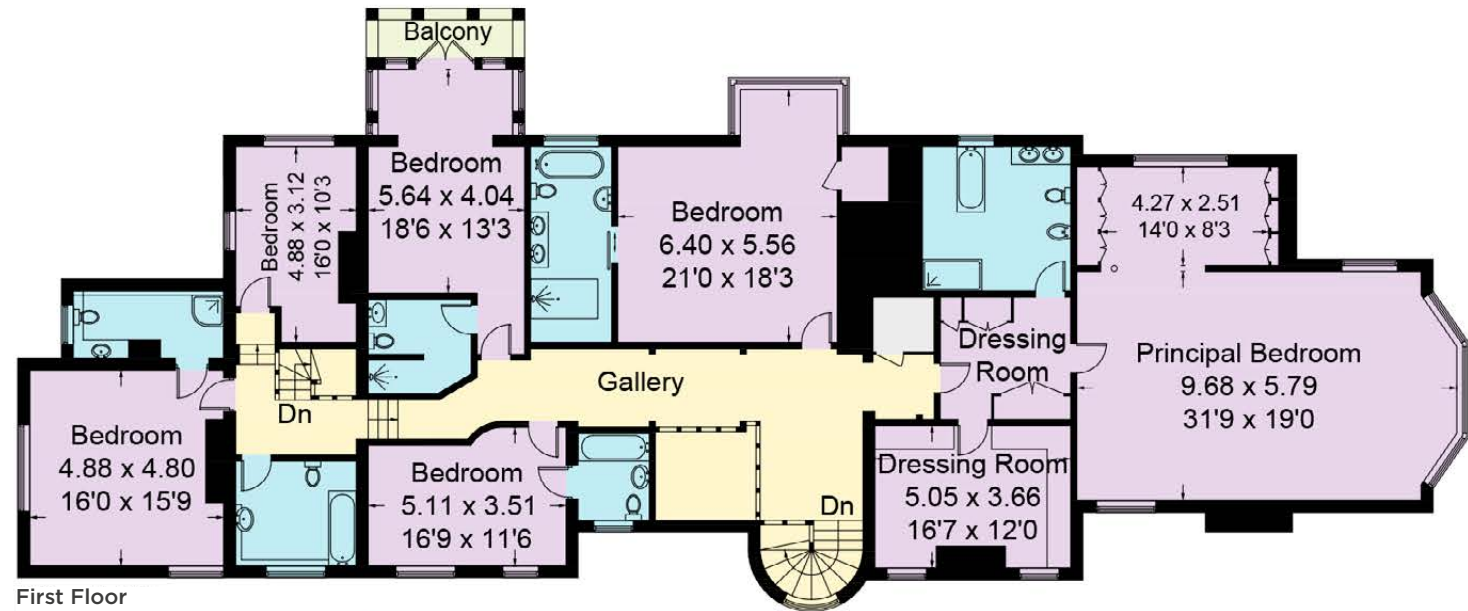
Cellar: 34.1 sq m (367 sq ft)

Total: 777.3 sq m (8,367 sq ft)

Illustration for identification purposes only.

Not to scale.

*As defined by RICS - Code of Measuring Practice.





Gardens and grounds

Outside the terrace runs along the entire eastern and southern elevations and is accessed from various ground floor rooms. Beyond the well maintained moat are extensive areas of lawn to the south.

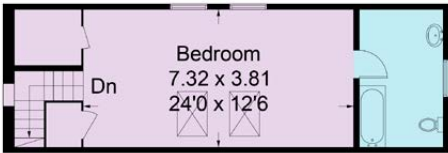
At the rear of the house an annexe has been cleverly created from a former garage to provide very spacious one-bedroom accommodation and underneath is further storage for the house.



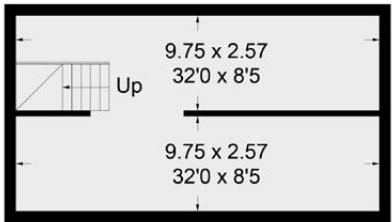
Floor plans for the annexe

Approximate Gross Internal Area*:
153.8 sq m (1,655 sq ft)
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Not to scale.

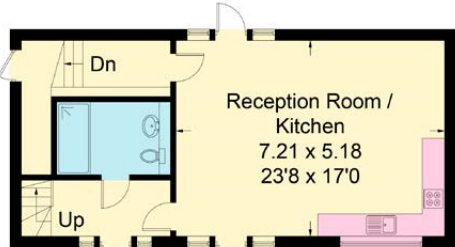
*As defined by RICS – Code of Measuring Practice.



First Floor



Cellar



Ground Floor





Entertaining and leisure

Across the moat to the rear of the house is the beautiful walled garden in which has been created stunning leisure and entertaining facilities. Along one side is the magnificent pool complex with 15m pool, infrared sauna, and a jacuzzi, his-and-her changing facilities together with a bar and above a large games room area. Along the northern elevation of the walled garden is a stylish pavilion housing internal dining area and a fully equipped kitchen, with outside dining terrace, all of which overlook the immaculate croquet lawn and pétanque courts. The backdrop is the spectacular formal gardens featuring magnificent hydrangea bushes.

Set in the grounds a short distance away is a hard tennis court and a half basketball court.



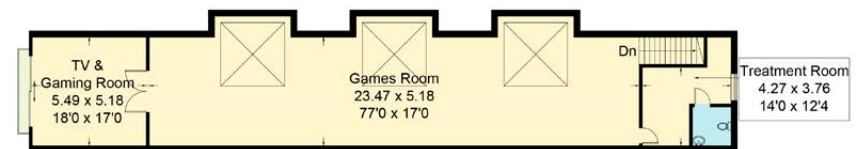


Floor plans for the pool complex and pavilion

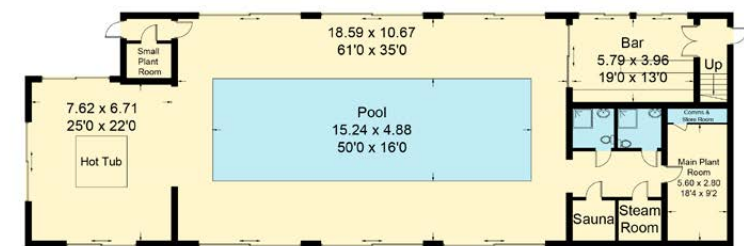
Approximate Gross Internal Area*: 596.9 sq m (6,425 sq ft)

Illustration for identification purposes only. Not to scale.

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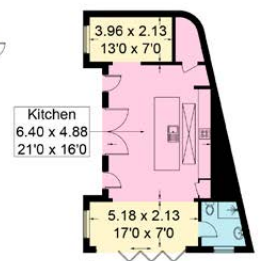


Pool Complex First Floor



Pool Complex Ground Floor

(Not shown in actual location / orientation)



Pavilion

Offices and guest courtyard

To the rear of the house is a beautifully created office and guest complex. The modern offices have been created from a converted traditional timber frame barn and have the space for 18 desks, 2 meeting/boardrooms, kitchen and WC facilities and benefit from two high- speed fibre lines.

Situated around an Italian style courtyard are four well-appointed individual guest bedroom suites each with en-suite bathrooms as well as a guest kitchenette & sitting room. At the end of the courtyard is 'Grooms Cottage', a well laid out one-bedroom open plan cottage with its own private garden and pond to the rear.

Adjacent to the offices is the Warehouse Barn (2,640 ft²) which is currently used for storage and has automatically controlled heating but could be used for a wide variety of purposes ancillary to the house or as further offices or entertaining space.



Grooms Cottage

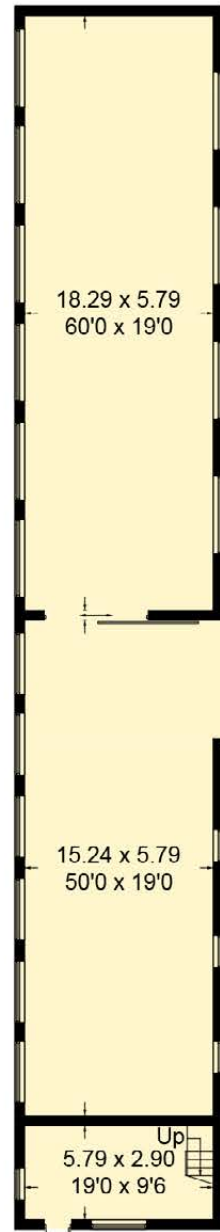


Floor plans for the offices and guest courtyard

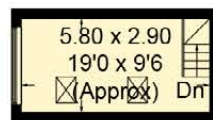
Approximate Gross Internal Area*:
 Warehouse & Office Block: 752.8 sq m (8,103 sq ft)
 Grooms Cottage: 79.2 sq m (852 sq ft)
 Total: 832.0 sq m (8,955 sq ft)

Illustration for identification purposes only.
 Not to scale.

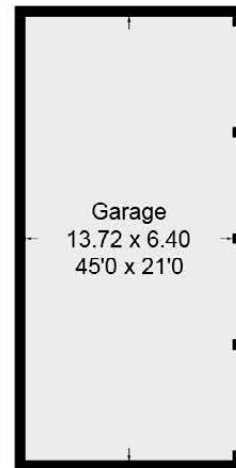
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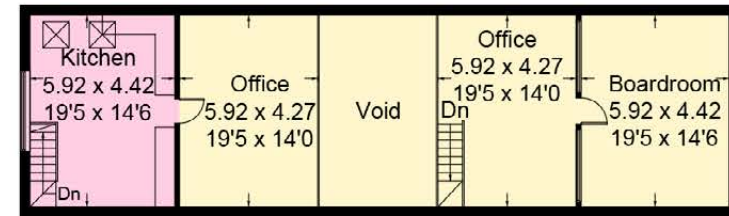
Warehouse
Ground Floor



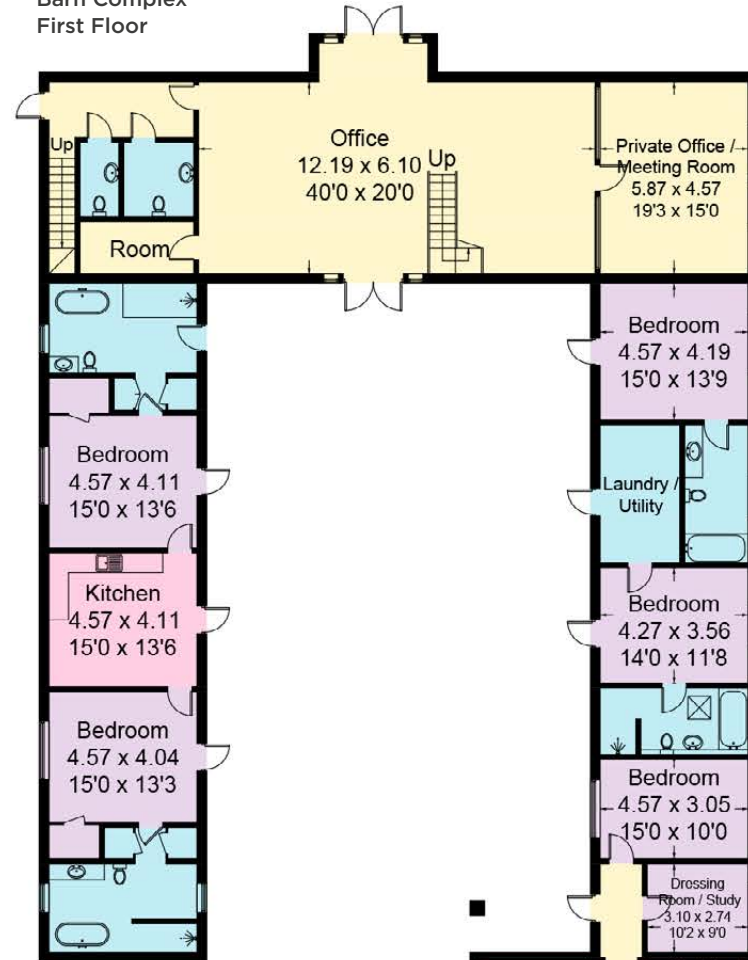
Warehouse
First Floor



Garage



Barn Complex
First Floor



Barn Complex
Ground Floor



Grooms Cottage

(Not shown in actual location / orientation)

Lot 2 - Two staff cottages, stable yard, indoor school, grooms flat, 68 acres of paddocks, horse walker and lunging ring.

About 129 acres (52 Ha)

An outstanding set of facilities providing both modern stabling and exemplary training facilities for sports and thoroughbred horses.

The equestrian facilities benefit from their own access through electric gates.



1 & 2 Martley Hall Cottages

A pair of traditional semi-detached cottages situated adjacent to the stable yard. The houses are constructed of brick under a plain tile with leaded light double glazed uPVC windows. The accommodation comprises a living room and sitting room, kitchen breakfast room and conservatory on the ground floor and 2 bedrooms and a bathroom on the first floor. Each house has an area of garden.



Arenas

An outstanding Olympic sized indoor arena (62m x 24m) constructed to an extremely high standard. The arena features an 'Equestrian Surfaces' surface, is fully boarded with part mirrored walls and a glazed central ridge providing a very light and airy atmosphere. In addition, it features an entertaining suite, with offices, changing facilities, commercial kitchen, viewing gallery and cafe area, judges' box all with an in-built sound system.

A short distance away there is a further outdoor arena with box hedging, 2 all-weather turnout paddocks, stallion pens, a covered 5-stall horse walker and lunging ring.



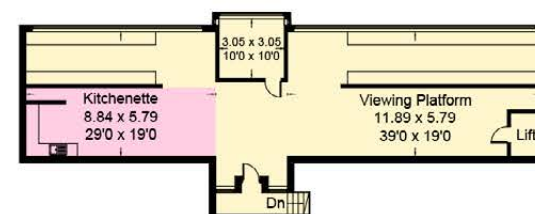
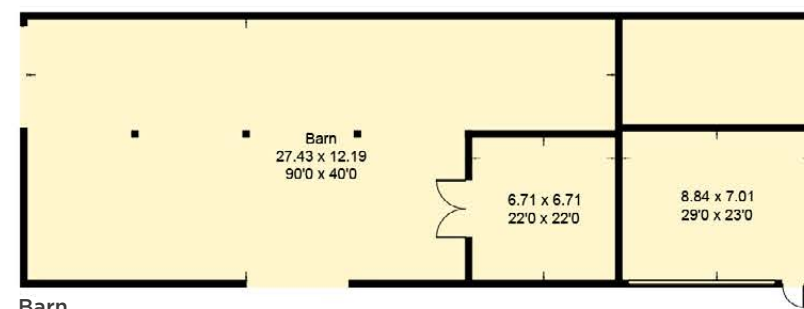
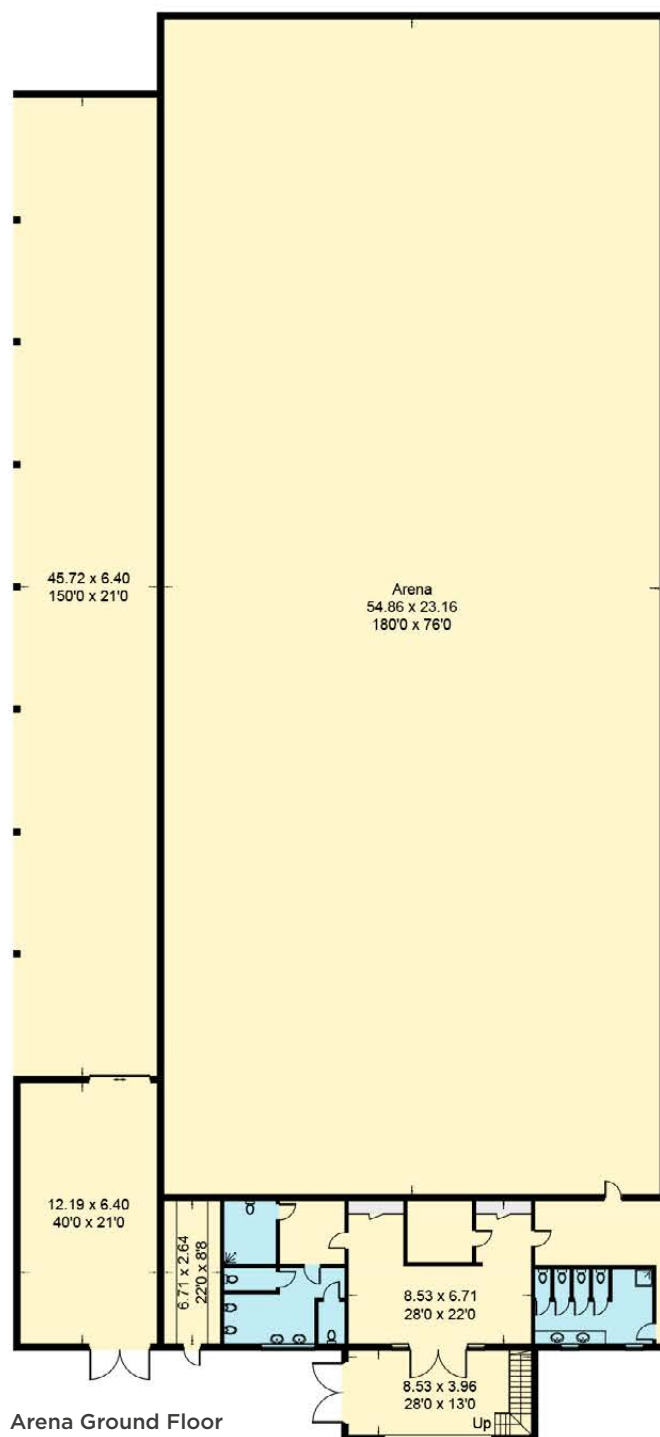
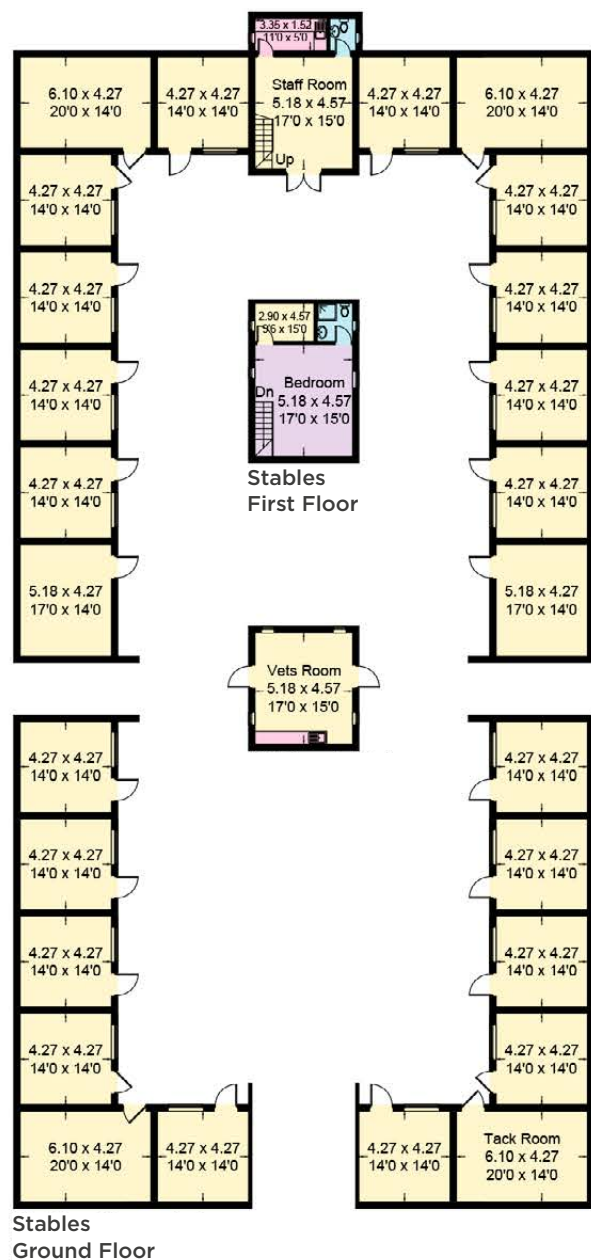
Stables

An attractive modern brick stable yard built in a traditional style around a courtyard providing 24 looseboxes with 4 heated foaling boxes with CCTV. In addition, there is stallion box, rooms flat with windows over the foaling boxes,

veterinary room with stocks and weighing machine.

There are a further 7 American style looseboxes along one side of the indoor arena which also provides further covered storage areas.





Paddocks

The stables and training facilities are served by 68 acres of post and rail paddocks spread across the park. These range in size from less than an acre to over 8 acres and therefore cater for all types of horses, ages and temperaments.

Beyond the paddocks is a belt of mixed woodland (totalling 26 acres) which provide both shelter and privacy as well as a pleasing backdrop.



General

Method of sale: Freehold for sale by Private Treaty as a whole or in two lots.

Possession: The property is offered for sale freehold with vacant possession subject to the occupancies of 1 & 2 Martley Hall Cottages.

Services: Private water, with mains water to the pool house, mains electricity and wood-chip biomass heating with private drainage. (We are unaware whether this complies with current regulations).

Easements, wayleave and Rights of Way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There is one footpath on the northern boundary behind the woodland.

Employees: The purchasers will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Details of current employees are available from the selling agent.

Sporting, Timber and Mineral Rights: All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Boundaries. Plans, Areas, Schedules and Disputes: The boundaries are based on the Ordnance Survey and are for reference only.

The Purchaser will be deemed to have full knowledge of the boundaries, and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the Vendor's agent whose decision acting as expert shall be final.

Fixtures and Fittings: All fixtures and fittings and equipment, including fitted carpets and curtains, together

with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Council Tax: Band G

EPC Ratings:
Martley Hall – E
The Annex – C
Grooms Cottage – C
1 Martley Hall Cottages – D
2 Martley Hall Cottages – D

VAT: Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights

attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Local Authority:
Suffolk County Council
(0345 606 6067)
East Suffolk District Council
(0333 016 2000)

Guide Prices:
Lot 1 – £4,850,000
Lot 2 – £2,900,000
Whole – £7,750,000

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Postcode: IP13 0EN

What3Words: ///acclaimed.eagles.dress

Viewings: Strictly by appointment with the vendors' agents, Strutt & Parker: Giles Allen (07702 317232) or Mark Rimell (07702 317238).
The Country House Department:
Poppy Chenevix-Trench
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