



Layham Lodge, Layham, Suffolk

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Layham Lodge

Rands Road

Layham

Suffolk

IP7 5RW

Positioned on the outskirts of the Dedham Vale AONB and set in undulating gardens and grounds, is this fine country home with cottage.

Layham 0.8 miles, Hadleigh 2.1 miles, Manningtree 10.5 miles (London Liverpool Street approx 50 mins), Ipswich 13.1 miles, Colchester 14.2 miles

Porch | Reception hall | Study | Drawing room
Dining room | Snug | Sitting room | Inner hall
Kitchen/breakfast room | Utility room | Pantry
Boiler room | Coal bunker | 3 Cloakrooms
Cellar | Principal bedroom with en suite | 4
Further bedrooms | 2 Family bathrooms | Attic
room | Swimming Pool | Barn with stabling
Garaging | Numerous outbuildings | Ample
driveway parking | Walled entrance | Beautiful
gardens and grounds | Woods | Paddocks | EPC
Rating F

The Cottage: Kitchen | Living room | Dining
room | 2 Bedrooms | Family bathroom | Hay loft
Stables

In all 16 acres.

The property

Positioned just outside the charming village of Layham, located only two miles from the market town of Hadleigh, Layham Lodge is nestled within undulating countryside whilst being well placed for amenities and communications links. This fine family home offers a wealth of period features throughout such as cornicing, sash windows and high ceilings, though it surprisingly not listed. Of particular note, the property has been within the same ownership for over 60

years and has been a much-loved home but now offers potential for updating and would make a very fine home for the next generation.

The ground floor accommodation is accessed through a welcoming porch which leads into an impressive reception hall. To the rear of the property is a dual aspect study, a spacious sitting room with beautiful full height sash windows offering an abundance of natural light, with a further study or snug adjacent. Whilst to the front aspect are two further formal rooms, the dining room and drawing room; together creating an ideal setting for family entertaining with fireplaces and enjoying beautiful views over the gardens. All the reception rooms flow around a central inner hall which acts as a further reception room itself, offering additional space in which to entertain or relax as well as access to the first floor.

The country style kitchen/breakfast room is fitted with wooden cabinetry as well as an Aga stove. Beside the kitchen is a pantry and a utility room, providing plenty of space for storage. A rear hallway provides access to both the front garden as well as to the boiler house, a coal bunker, the wine cellar and a cloakroom.

On the first floor there are five generous double bedrooms, all of which offering superb views over the gardens and beyond. The principal bedroom has an en suite bathroom, with two further family bathrooms completing the upstairs accommodation. There is also an attic space which could offer further scope subject to the necessary consents.





Outside

Hidden within its stunning and tranquil grounds, Layham Lodge is approached via a quiet country lane. Brick and iron gates announce arrival to the property with a long driveway raising up to the house, which sweeps both in front and behind of the property, providing ample space for parking.

The gardens immediately surrounding the property are primarily laid to lawn, and provide a splendid surrounding to the house as well as ample room to play. Charmingly designed, the gardens provide a variety of mature and specimen trees as well as a selection of perennial plants creating wonderful seclusion. The remainder of the 16 acres lie south of the house and provide substantial space ideal for equestrian pursuits, or an abundance of privacy and seclusion.

Set slightly away from the house is a heated swimming pool surrounded with a paved terrace, making an ideal setting for al fresco dining or entertaining. In addition are a range of further outbuildings including a barn with stabling and tack room, a potting shed, garaging, stores, and games room.

The Cottage

Found towards the front of the plot, and sitting away from the main house nestled within trees, Layham Cottage offers a great deal of potential for use as a holiday let, or additional guest accommodation. Comprising a fitted kitchen, living room, dining room and a family bathroom to the ground floor, whilst to the first floor are two bedrooms. Attached to the cottage are a number of stables with hay loft above. Subject to the necessary consents, they also offer potential for increasing the footprint or converting to additional guest accommodation.



Location

Layham Lodge is situated within rolling countryside 2 miles to the east of the historic market town of Hadleigh which boasts a fine array of impressive timber houses, reflecting the town's historical importance as a centre for the woollen and cloth trade. The town provides an extensive range of shopping facilities and useful amenities.

There are a number of excellent schools in the area, private, state and grammar. And bus routes for the renowned Orwell Park, Old Buckenham Hall and Woodbridge School.

The historic town of Colchester and Suffolk's country town of Ipswich are both within easy reach and provide further extensive shopping facilities along with a wide range of sporting opportunities, and highly-regarded schools in both the private and public sectors.

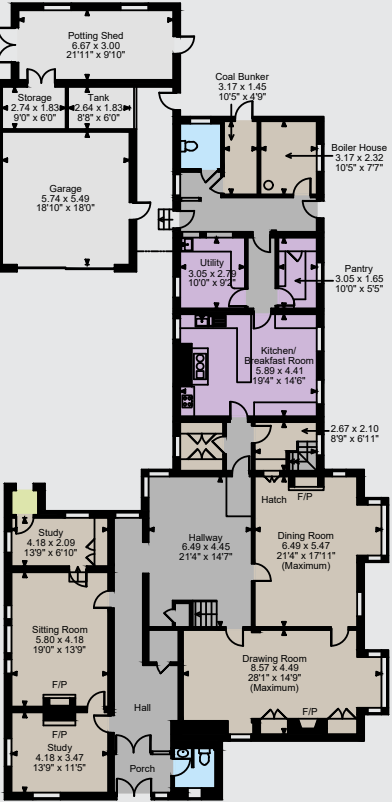
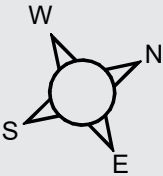
The main A12 provides a link with the A14, the M25 and the country's motorway network. Main line rail services are available from Ipswich, Colchester, and Manningtree; with the latter being a popular preference as it tends to be less busy and with better parking facilities.

Sailing is available on the Orwell and Stour estuaries and the East Coast, and there are a number of local golf courses including those at Hintlesham Hall, Stoke-by-Nayland and Brett Vale. The property is also well served for those wanting walking or access to the Dedham Vale AONB or Brett Valley.

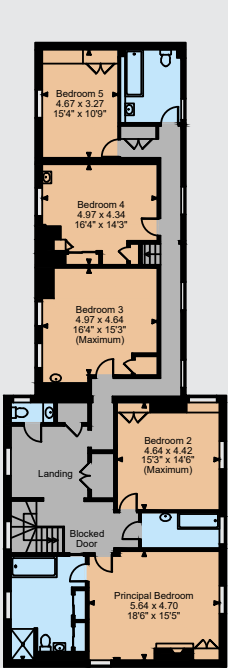




Main House internal area 5,364 sq ft (498 sq m)
Garage internal area 339 sq ft (32 sq m)
Outbuildings internal area 4,361 sq ft (405 sq m)
Cottage internal area 2,300 sq ft (214 sq m)
Potting Shed, Storage & Tank internal area 339 sq ft (31 sq m)
Total internal area 12,703 sq ft (1,180 sq m)

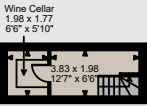
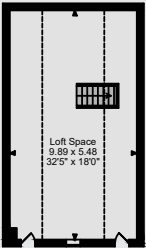


Ground Floor

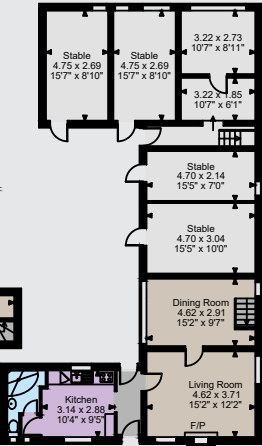


First Floor

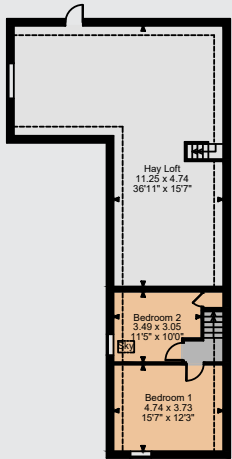
Loft above
Bed 3 & 4



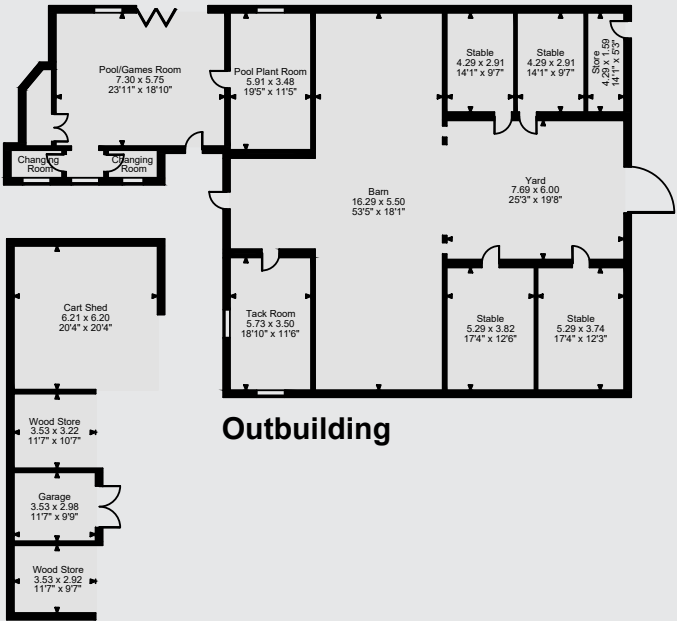
Cellar



Cottage
Ground Floor



Cottage
First Floor

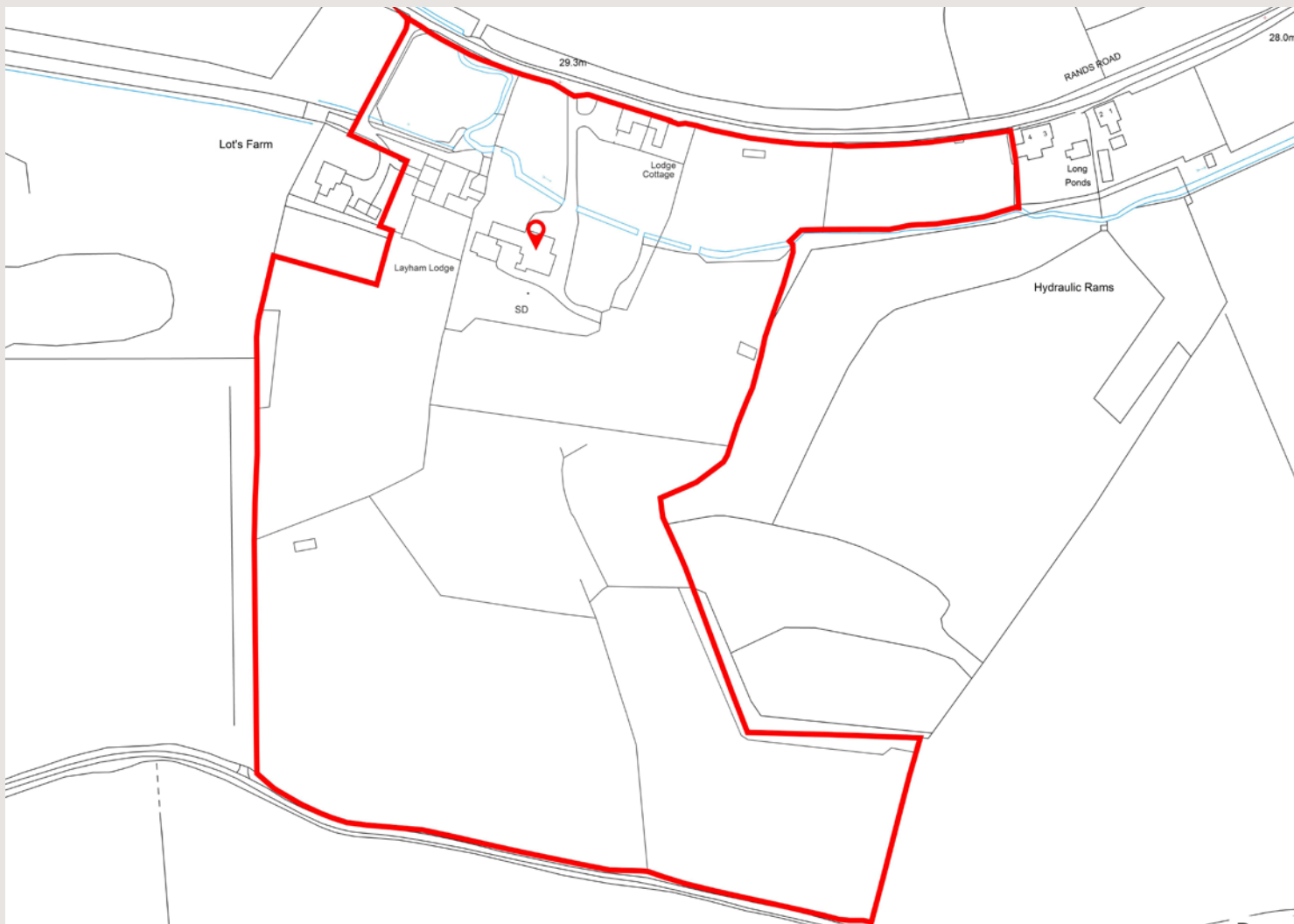


Outbuilding

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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8614553/DST



Directions

From the centre of Hadleigh turn into Duke Street (with Boots pharmacy on the corner) signposted Lower Layham. In 300 metres you will cross the river and after a series of bends, in 400 metres turn right (where there is a sign reading Marst Agri). Continue on this minor road for one mile and at the grass triangle turn right. Layham Lodge will then be found in 400 metres on the left hand side.

General

Local Authority: Babergh District Council

Services: Mains electricity. Oil-fired central heating. Solar panels provide heat for the pool. Mains water to the Cottage and Stables. The house is pumped from a spring. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,500,000.

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

ipswich@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

