

Orchard Farm
Sulleys Hill
Lower Raydon

Strutt
& Parker

Land and property. Since 1885.



**2,553 sq ft (327 sq m) - Freehold
4/5 bedrooms - Outbuildings & stables
Private position - 13 acres (sts)**

Guide price £1,250,000

Orchard Farm, this extensive property offers 13 acres of land (subject to survey) including paddocks, a private nature reserve, manège and four bedroom family house all within the Dedham Vale Area of Outstanding Natural Beauty.

An impressive detached farmhouse offering light-filled accommodation including an easily separated annexe, well presented gardens and an extensive range of outbuildings.

The main ground floor reception room is the triple aspect sitting room, which welcomes plenty of natural light and has a handsome brick-built fireplace with a woodburning stove as its focal point. The ground floor also has a private home office, a sunny south-facing conservatory with French doors opening to the gardens and a home gym, while the heart of the home is the social kitchen and breakfast room, with its wooden fitted units, central island, range cooker and space for a family dining table. A ground-floor utility room offers additional storage and space for laundry appliances.

Two separate staircases lead to the upper level where there are four comfortable double bedrooms. The main staircase leads from the reception hall to three bedrooms, including the large principal bedroom with its en suite shower room. The main first-floor area also features a family bathroom, while stairs from the gym lead to the fourth bedroom, with its en suite shower room.

The farmhouse is set within extensive grounds, which include a large timber-framed stables facility, a livery barn and several fenced paddocks (including an all-weather manège), which are ideal for equestrian activities and grazing livestock. The gardens surrounding the house feature rolling lawns, various mature trees, a sunny patio for al fresco dining and a summer house, while parking is available on the driveway and in the detached double carport.



Private Nature Reserve

Forming a strip of land to the west and south of the overall plot. Working alongside the Suffolk Wildlife Trust our vendor has established space for nature to create ideal conditions for maximum biodiversity and a haven for wildlife. A positive and conscious choice to embrace and enhance the landscape in which the property is situated.

Location

Orchard Farm is set in an idyllic rural position close to the small village of Lower Raydon, surrounded by attractive Suffolk countryside and well placed for access to the Dedham Vale National Landscape. Everyday amenities are available in nearby Hadleigh, approximately four miles to the north, where there is a selection of independent shops, cafés, supermarkets, a medical practice and other local services. The larger towns of Ipswich and Colchester provide an extensive range of shopping, leisure and cultural amenities. Schooling in the area includes a well-regarded primary school in Raydon, state secondary schools in Hadleigh and East Bergholt, and a choice of respected independent schools including Ipswich School, Ipswich High School and the Royal Hospital School. The A12 and A14 are both within easy reach, providing convenient road links across the region, while Manningtree railway station offers regular services to London Liverpool Street.

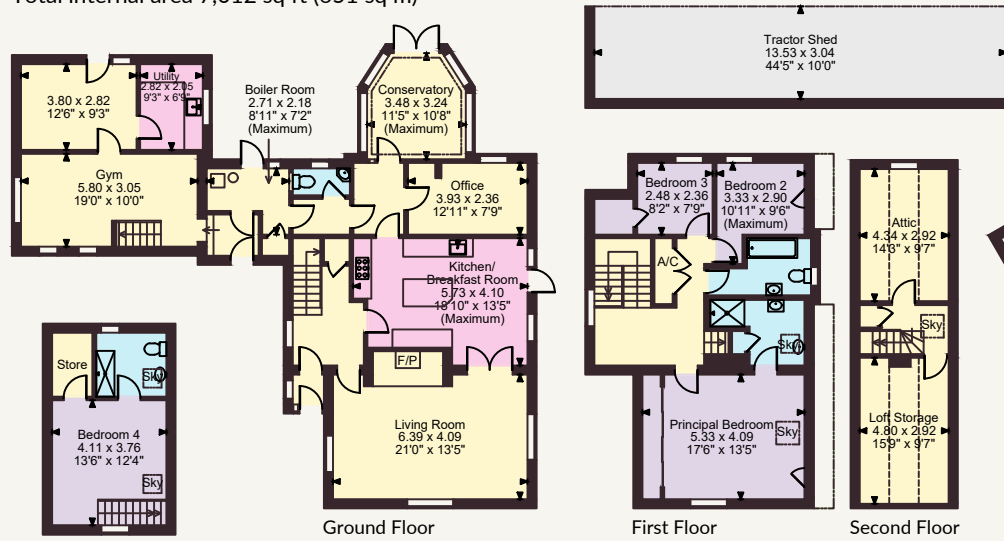
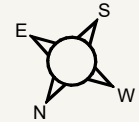
Postcode region: IP7

General

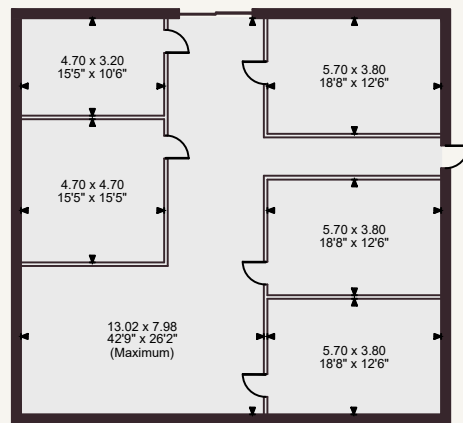
Local Authority: Babergh District Council
Services: Mains electric, water, fibre broadband and private drainage system which we understand complies with the current regulations.
Council Tax: Band E (2026/27 £2,822)
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



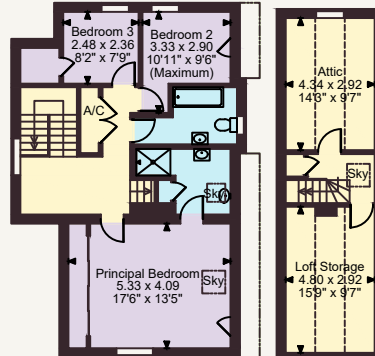
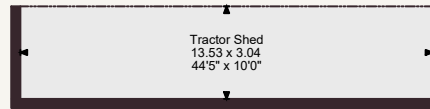
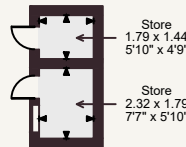
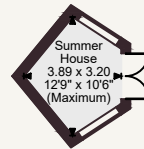
Orchard Farm Sulleys Hill, Lower Raydon, Suffolk
 Main House internal area 2,553 sq ft (237 sq m)
 Carport internal area 360 sq ft (33 sq m)
 Outbuildings internal area 2,538 sq ft (236 sq m)
 Stables internal area 1,561 sq ft (145 sq m)
 Total internal area 7,012 sq ft (651 sq m)



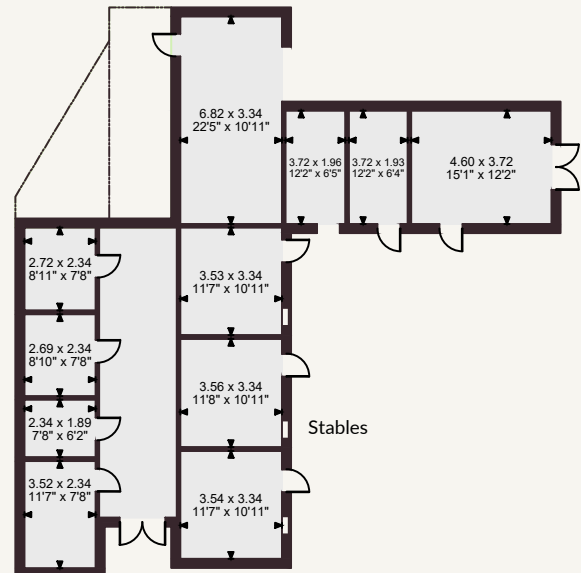
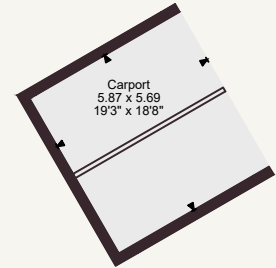
First Floor Above Gym



DIY Livery



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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