

DARSHAM
OLD HALL

DARSHAM | SUFFOLK



DARSHAM OLD HALL

DARSHAM | SUFFOLK | IP17 3PR

Westleton 2.3 miles | Southwold 9.8 miles | London 108 miles
(All distances and times are approximate)

**A HISTORIC AND BEAUTIFULLY RESTORED GRADE II LISTED
COUNTRY HOUSE SET IN ABOUT 51 ACRES OF GRASSLAND AND
WOODLAND WITH AN EXTENSIVE RANGE OF BUILDINGS.**

Ground Floor: Reception Hall | Dining Room | Library | Sitting Room | Kitchen & Breakfast Room | Utility Room | WC.

First Floor: 5 bedrooms | 2 bathrooms | 2 shower rooms (3 ensuite and one shared between 2 bedrooms).

Second floor: 2 bedrooms | Bathroom.

Range of traditional Brick buildings | Stable Block | Tractor Store | Further General Purpose Building
Mature gardens | Orchard | Lake | Parkland | Woodland and Paddocks.

In all about 51 acres.



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

DARSHAM

Darsham is a small village located between Aldeburgh and Southwold on Suffolk's heritage coast, and close to the historic market towns of Framlingham and Halesworth. The village is well appointed,

with public house, farm shop, artisan bakery, small supermarket and filling station. Restaurants, doctor's surgery and post-office are located in the adjacent villages of Westleton and Yoxford. The

railway station in Darsham (a ½ mile walk from the house), offers commuting times to London (via Ipswich and Liverpool Street) of around 2 hours.



DARSHAM OLD HALL

Darsham Old Hall is believed to be one of the oldest, continually inhabited private homes in the country. The estate was granted to Roger Bigod for fighting alongside William the Conqueror in 1066 and the first records of the house appeared in 1150. Following the abolition of the monasteries, Henry VIII gave the manor and estate to Thomas Howard, Duke of Norfolk, who resided at nearby Framlingham Castle. The current house (originally 5 times the size) had 13th Century origins, though the main part of the house as seen today is 15th Century. In 1611 the house was purchased as the family seat by Sir Thomas Bedingfield - Commissioner of the Great Seal for

Charles I. His Coat of Arms still adorns the south wall. The 1st Earl of Stradbroke inherited the estate in 1684 and it stayed in the same family until the estate was sold in 1912.

Darsham Old Hall, is an imposing property that sits amidst 50 acres of private amenity parkland. It is approached along a ¼ mile private drive leading to the house and stable yard. A yew-lined path leads to the front door which opens into the reception hall. An impressive room, with 15ft high ceiling, flagstone floor, grand oak staircase and large fireplace with wood-burner.



From the hall doors lead to the farmhouse kitchen and dining room. The dining room offers a flagstone floor, a high ceiling with wealth of massive oak beams and further fireplace with wood-burner. A door to the south leads to the veranda and rose garden. A second door leads to the

oak-panelled library with fireplace, book shelves and two large walk-in storage rooms. The impressive light and airy farmhouse kitchen features a high ceiling, massive inglenook fireplace and an oil-fired Aga. A door leads to the cloakroom and sitting

room which offers views over the east gardens and parkland and carp lake to the north. A further door leads to the boot and boiler room and back stairs. On the first floor are 5 well-presented en-suite bedrooms of extremely generous proportions – one of which has a Jack & Jill

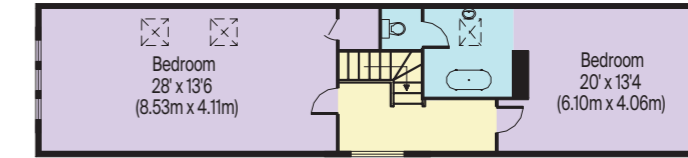
style layout. An original elm staircase leads to the second floor and a very private suite with copper bath and spectacular views over the estate. A further large room on the second floor could be easily converted to a 7th bedroom suite.



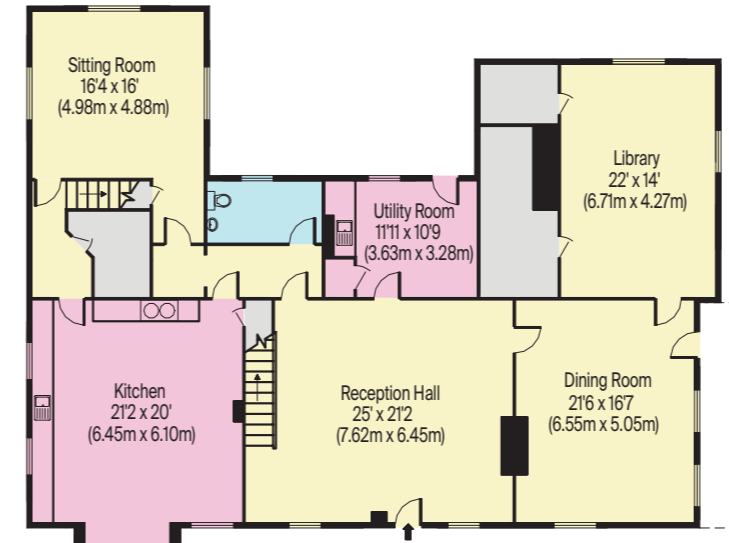
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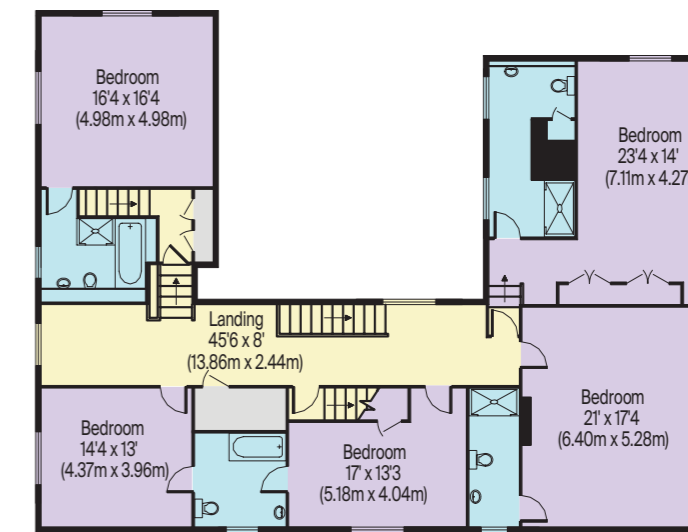
Approximate Gross Internal Floor Area:
Darsham Old Hall - 5,652 sq ft / 525 sq m
Outbuildings - 6,184 sq ft / 574 sq m
For identification only, not to scale.



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

GARDENS & GROUNDS

Gardens immediately around the house total around 4 acres and are laid primarily to lawn with specimen trees. A secluded terrace overlooks the well-stocked carp lake that is surrounded by hedges and willows making it a perfect place

for morning coffee whilst watching the kingfishers. A rose garden to the south has a veranda and to the east a small enclosed lawn with ancient olive tree.

There is a small orchard with apples, pears, plums, medlars and quince and enclosed

vegetable / strawberry patch.

To the south and east of the gardens a further 40 acres of private parkland is entirely surrounded by a 12ft high native hedge. The parkland consists of 14 acres of woodlands, walks, gallops and fenced

grass paddocks. Mature oaks, further hedging and unspoilt grassland areas have been designed to ensure a real wildlife haven offering privacy and tranquillity.

OUTBUILDINGS

The stable yard, is a well-designed, enclosed area with 8 stables and 2.5 acre paddock to the rear. Further buildings include a large farm shed currently used to store hay and farm machinery, a smaller multi-purpose shed and range of tack rooms and cloakrooms. This area also houses the heating oil tank and smaller diesel tank for the tractors.

A separate range of brick built buildings to the west of the house, includes 4 garages, studio, dog shower and washroom and home office / gym. The latter could be converted subject to the necessary permissions to offer separate groom or staff quarters.





GENERAL REMARKS

METHOD OF SALE

Darsham Old Hall is offered for sale freehold, with vacant possession.

FIXTURES AND FITTINGS

Any fixtures and fittings shown or described in this brochure are not necessarily included in the sale, some fixtures and fittings may be available by separate negotiation.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are referred to or not. There are no public rights of way across Darsham Old Hall.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating and Aga.

LOCAL AUTHORITY

Suffolk County Council.

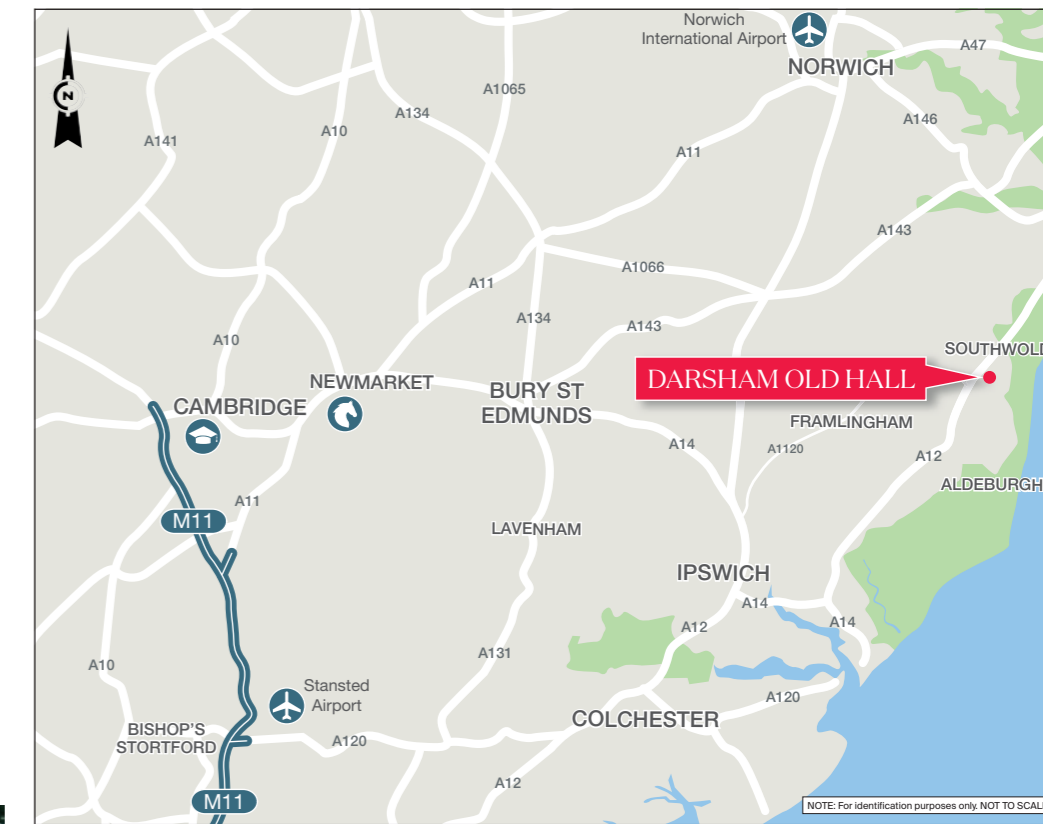
VAT

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.

DIRECTIONS

Postcode: IP17 3PR

From the South: On leaving Yoxford on the A12 take the second right turn, signposted Dunwich and Westleton. Follow the road for about half a mile. Just before the Emmerdale Farm shop take the private drive on the left marked Darsham Old Hall.



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