



Halesworth Road, Cookley

Suffolk

Carter Jonas

Halesworth Road
Cookley
Halesworth
Suffolk

Leisure business and
smallholding/equestrian
opportunity situated in the
rolling Suffolk countryside.

Grade II Listed 16th Century six-bedroom
farmhouse with a thriving holiday cottage
complex and an extensive range of
outbuildings, surrounded by a substantial
block of grassland.

In all extending to 52.75 acres.

For sale by private treaty as a whole or in up
to two lots.

Carter Jonas



Property

Lot 1: 43.16 acres of grassland, split across
four field parcels and currently grazed by sheep
and cattle.

Lot 2: extending to 9.59 acres, comprising
the farmhouse, five holiday cottages, range of
outbuildings and two paddocks.

Location

Tucked away on a quiet country lane and
accessed via a private tree-lined drive, the
Property offers a truly idyllic setting in the
beautiful Blyth Valley. Located near the village
of Cookley and just a short drive from the
market town of Halesworth, this charming rural
retreat offers the perfect balance of seclusion
and accessibility.

Surrounded by rolling farmland, the Property
is situated in a most picturesque location,
providing the perfect opportunity to establish
a family home, with further potential for
developing an equestrian facility, smallholding
or expanding the existing leisure business.

Whilst in a tranquil location, the Property is
ideally situated just ten miles from the stunning
Suffolk Heritage Coast, with the popular
seaside towns of Southwold, Walberswick and
Aldeburgh all within easy reach.

The area is rich in attractions, from the
renowned RSPB Minsmere Nature Reserve to
the cultural delights of Snape Maltings and the
historic charm of Framlingham Castle.

Lot 1: Land

Extending to 43.16 acres of Grade 2/3 grassland split across four field parcels, this element of the Property is currently utilised for cattle and sheep grazing. The land is fully secured for livestock grazing, bound by fencing and hedgerows, with

gateways between the field parcels. The scale of the paddocks would be suited to equestrian purposes, offering capacity for a cross-country course. With a hilltop position offering commanding panoramic views over open countryside, the meadows would

be well-suited to use as a site for either wedding receptions or glamping.

Situated in the north-eastern corner of the Property is a belt of mature trees, with a further hexagonal plantation situated

towards the north of the site. The land is under-drained, providing suitable year-round grazing.



Lot 2: Farmhouse, Five Holiday Cottages & Farm Buildings

The main farmhouse is a Grade II Listed 16th Century building extending to 2,999 sq ft, with period features throughout which provide exceptional charm and character. The ground floor comprises a large kitchen, substantial feature sitting room with an open fireplace, dining room, family room, study, utility room and shower room. The elevated position of the first-floor unlocks exceptional views over the surrounding farmland, with four bedrooms, a shower room and separate bathroom. The second floor comprises two further bedrooms.

Situated within the farmyard are five holiday cottages comprising exceptionally-built barn conversions, ranging between 2-3 bedrooms in size.

Supporting the leisure business, as well as bringing in its own income directly, is a

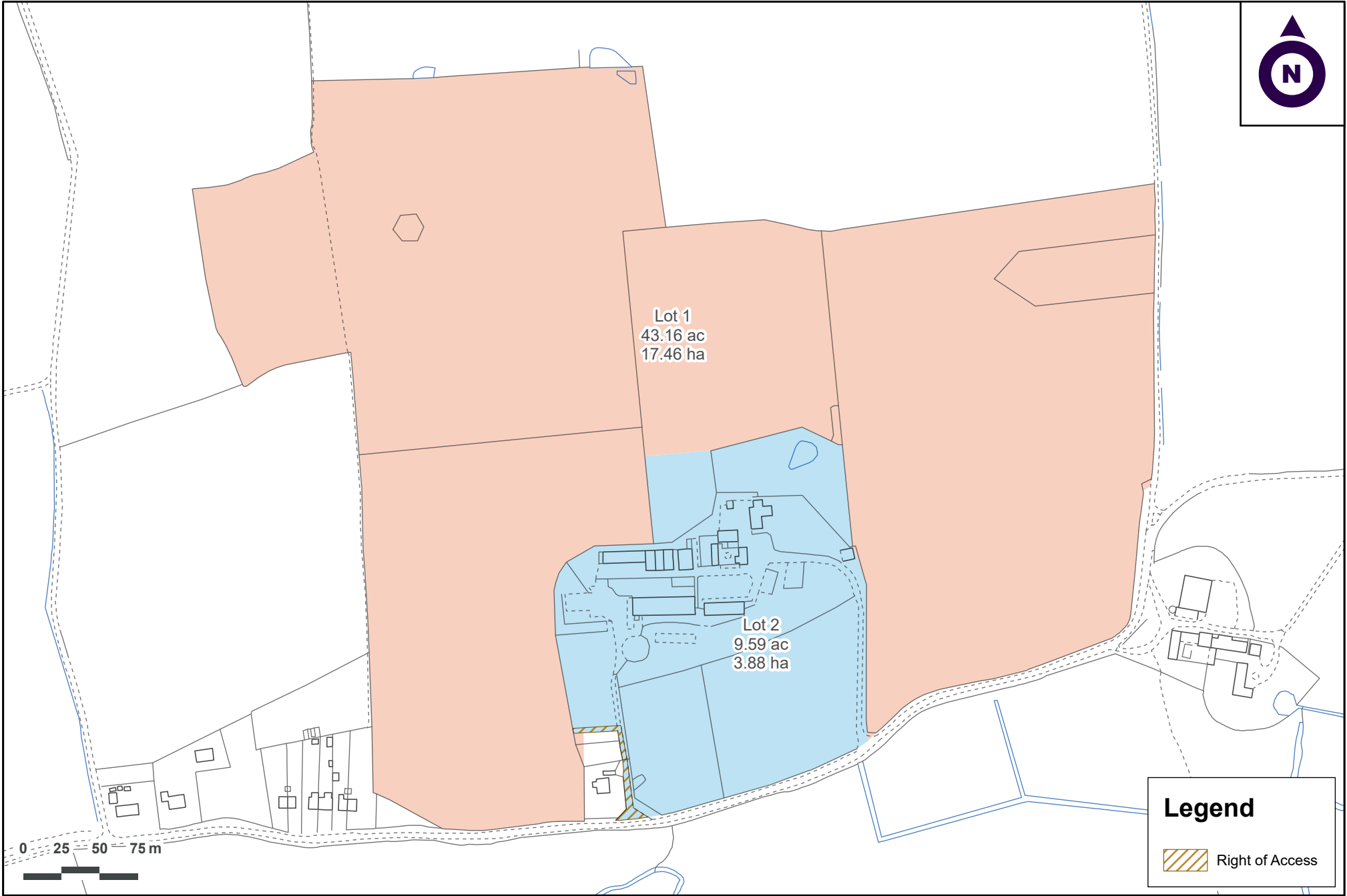
large indoor swimming pool and gym. The games room provides a further activity for holiday makers.

The remaining outbuildings are extensive and whilst these are ready-made for use as storage space, they offer potential for conversion to further holiday accommodation, residential or commercial use. Equally, reinstatement for use as livestock housing, or conversion into stabling for equestrian use, would both be suitable.

The paddock south of the farmstead is an operational Caravan Club site, with water, power and drainage connections.

45 solar panels are installed immediately south of the pool house, providing a Fixed Income Tariff. Planning permission has been approved for installation of a further 200 panels, to be sited south-west of the farmstead.





For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Floor plan

Halesworth Road, Halesworth

Approximate Gross Internal Area

Main House: 2,999 Sq Ft / 279 Sq M

Harvest Keep & Hogs Corner Building: 1,471 Sq Ft / 137 Sq M

The Hayloft Building: 588 Sq Ft / 55 Sq M

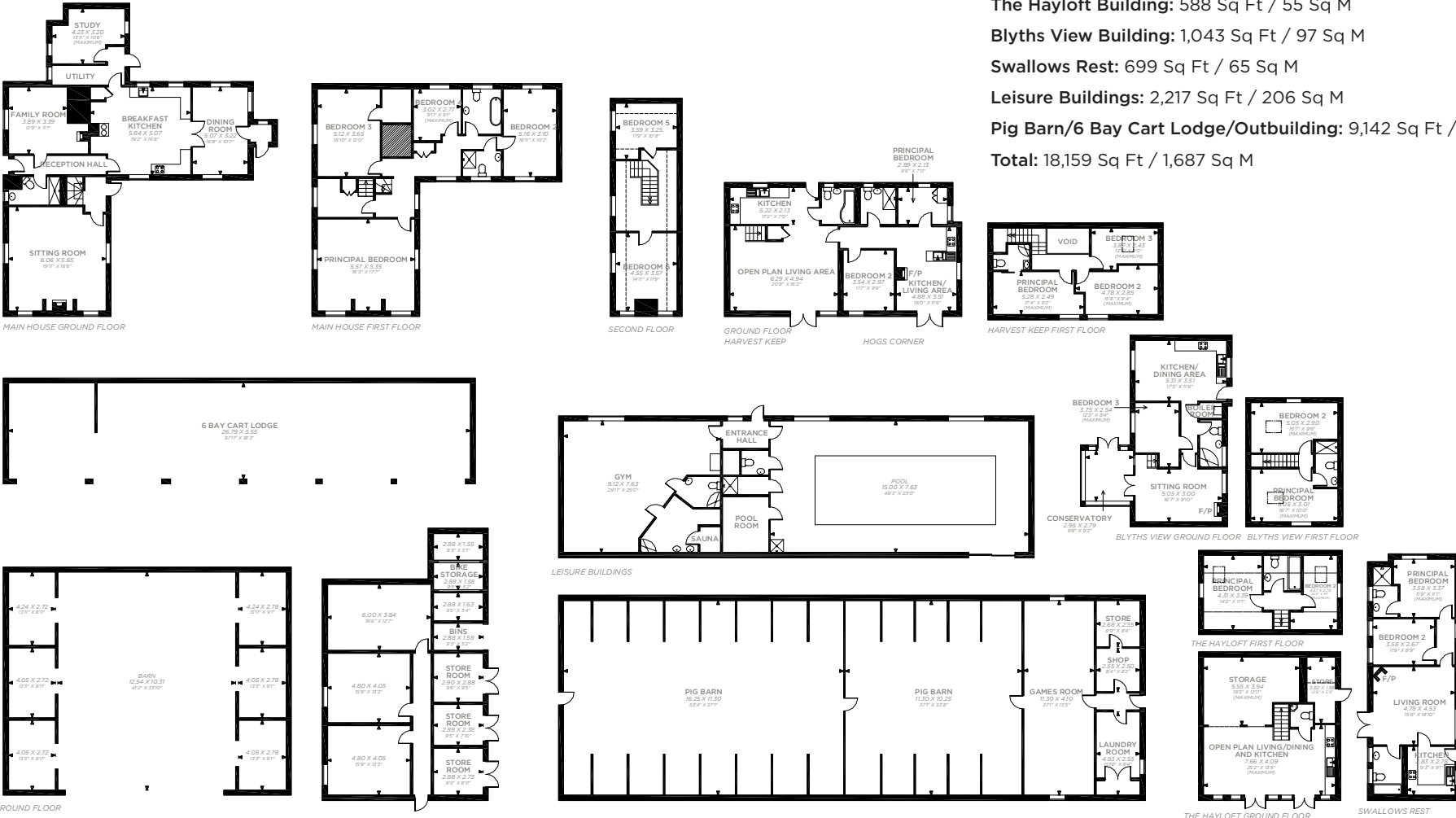
Blyths View Building: 1,043 Sq Ft / 97 Sq M

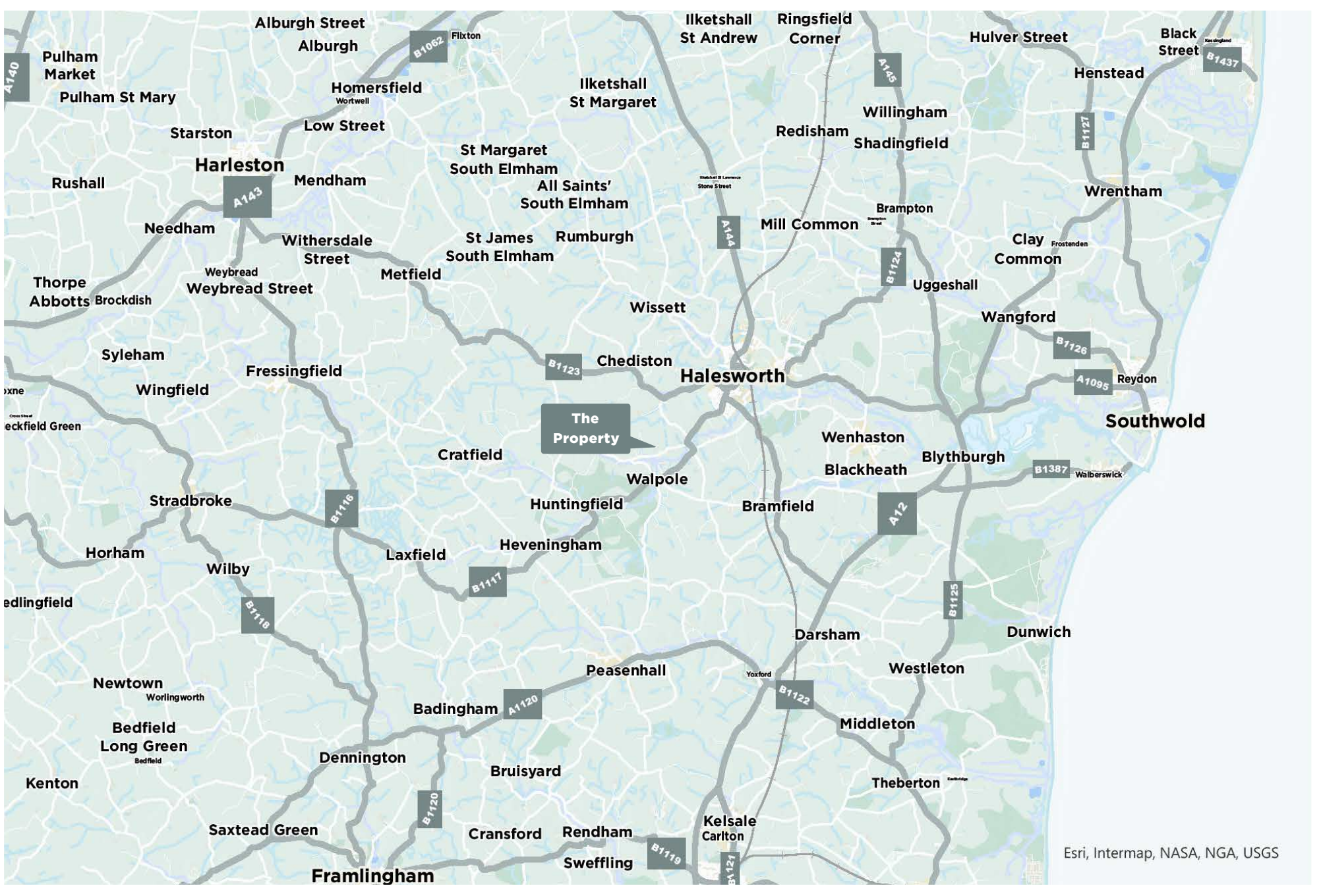
Swallows Rest: 699 Sq Ft / 65 Sq M

Leisure Buildings: 2,217 Sq Ft / 206 Sq M

Pig Barn/6 Bay Cart Lodge/Outbuilding: 9,142 Sq Ft / 849 Sq M

Total: 18,159 Sq Ft / 1,687 Sq M





Method of Sale

For sale via private treaty.

Tenure & Possession

Vacant possession is available upon completion of the sale.

Planning

The following planning application references apply to the Property:

- C/01/0630
- C/05/2209
- C/11/0968
- DC/14/1969/LBC
- DC/14/1968/FUL
- DC/15/4061/DRC
- DC/15/5201/DRC
- DC/24/0969/FUL

Listing Status

Farmhouse: Grade II Listed (Entry Number: 1182885).

Drainage

The grassland is under-drained.

Services

Oil-fired boiler, mains water, mains electricity and private drainage.

Solar

45 solar panels are installed immediately south of the pool house.

Planning permission has been approved for installation of 200 panels situated in Lot 1, south-west of the main farmstead.

Wayleaves, Easements & Rights of Way

The Property is to be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way, whether or not disclosed.

Lot 1 benefits from a right of way over the area hatched brown towards the south of Lot 2.

A public footpath crossed the north-western element of Lot 1.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor take responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that the sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Sporting, Timber & Mineral Rights

To be included insofar as they are owned.

EPC Ratings

Building	Rating
Farmhouse	F(29)

Local Authority

East Suffolk House
Station Road
Melton
Woodbridge
IP12 1RT
T: 0333 016 2000

Viewings

Viewings are by appointment only, arranged through the selling agent.

Directions

From Cookley: continue eastwards along Halesworth Road for 1 mile, where two entranceways to the Property will appear on the left-hand-side.



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Important Information

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