



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

Lot 2: Extending to 9.9 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.

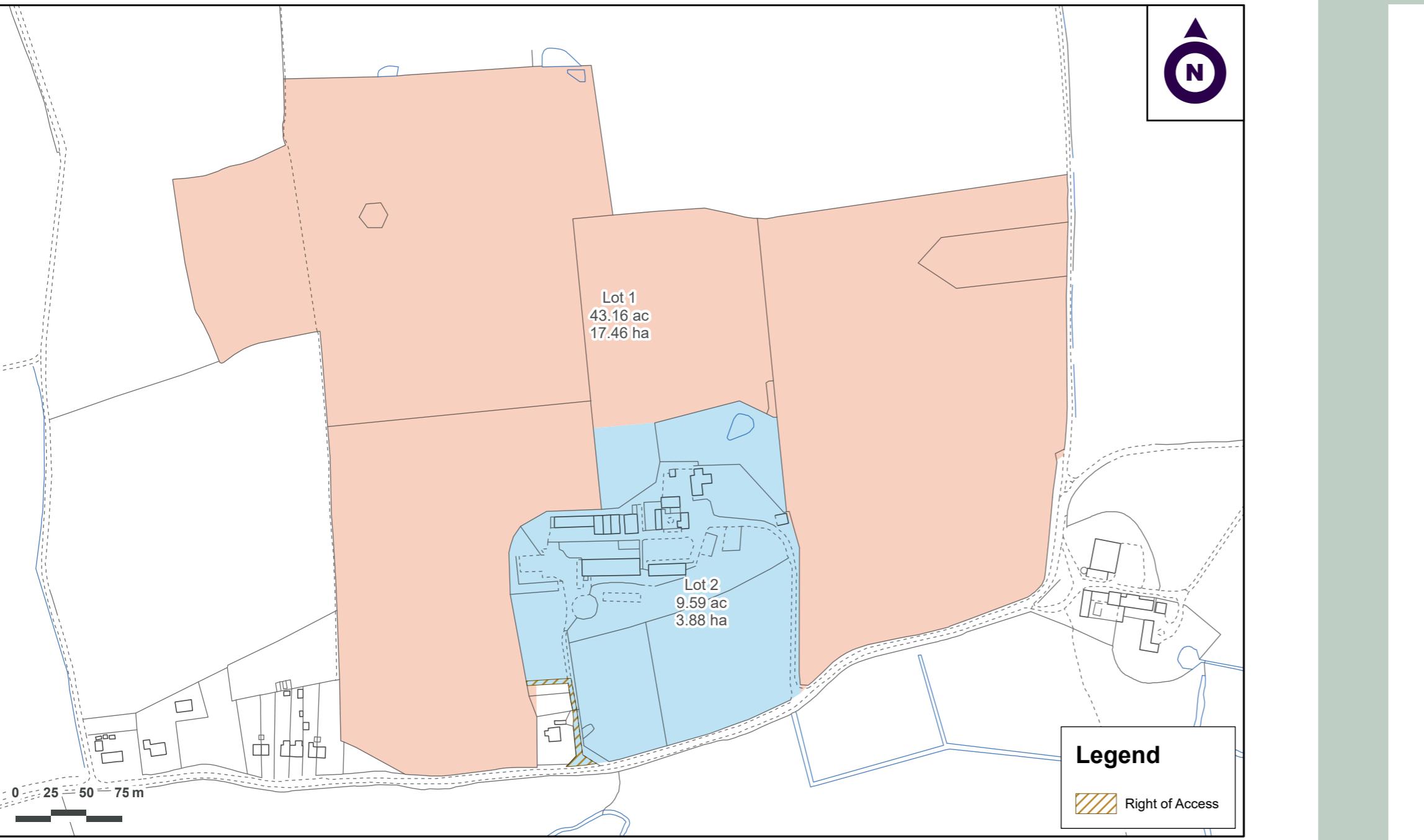
Four

bedrooms

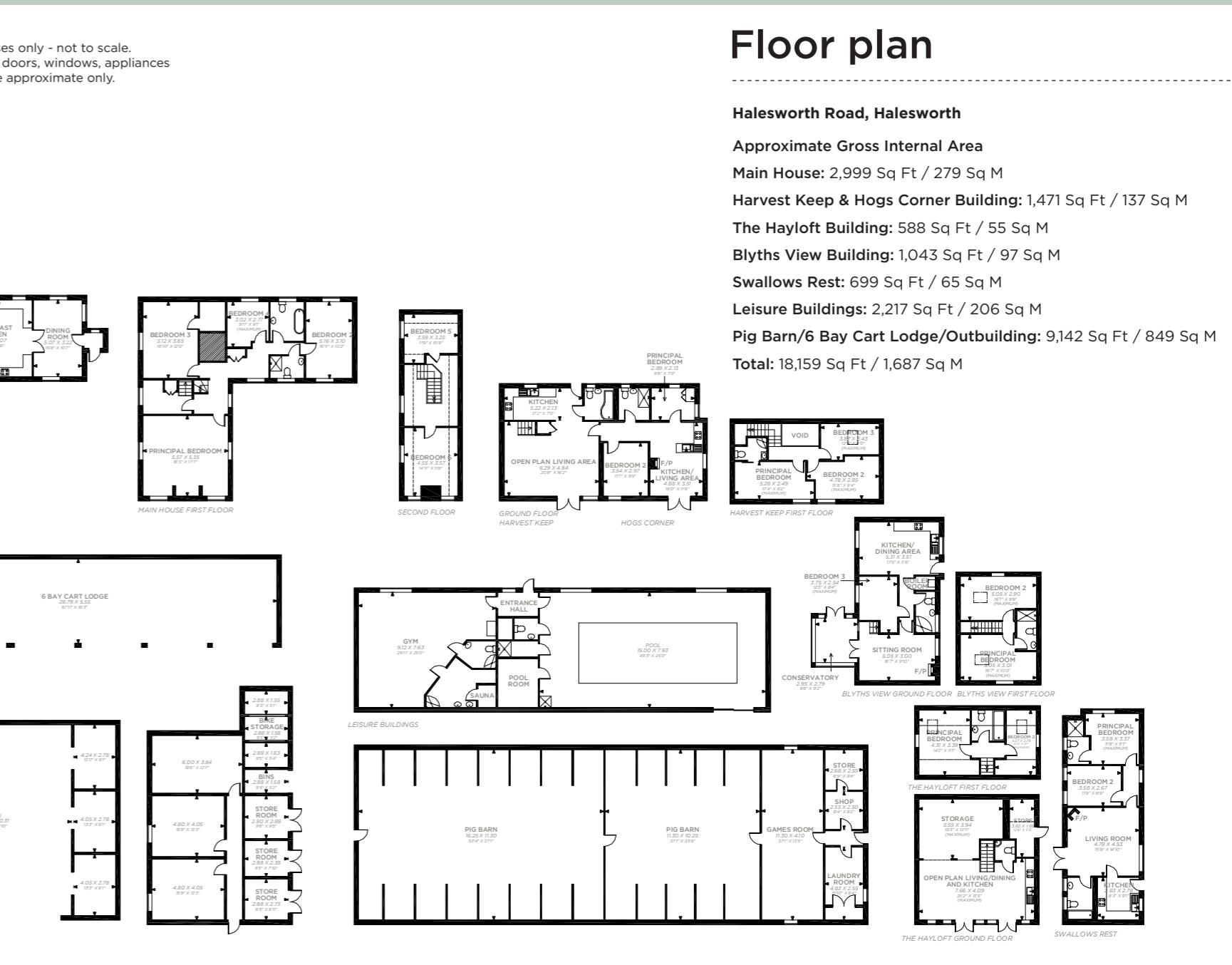
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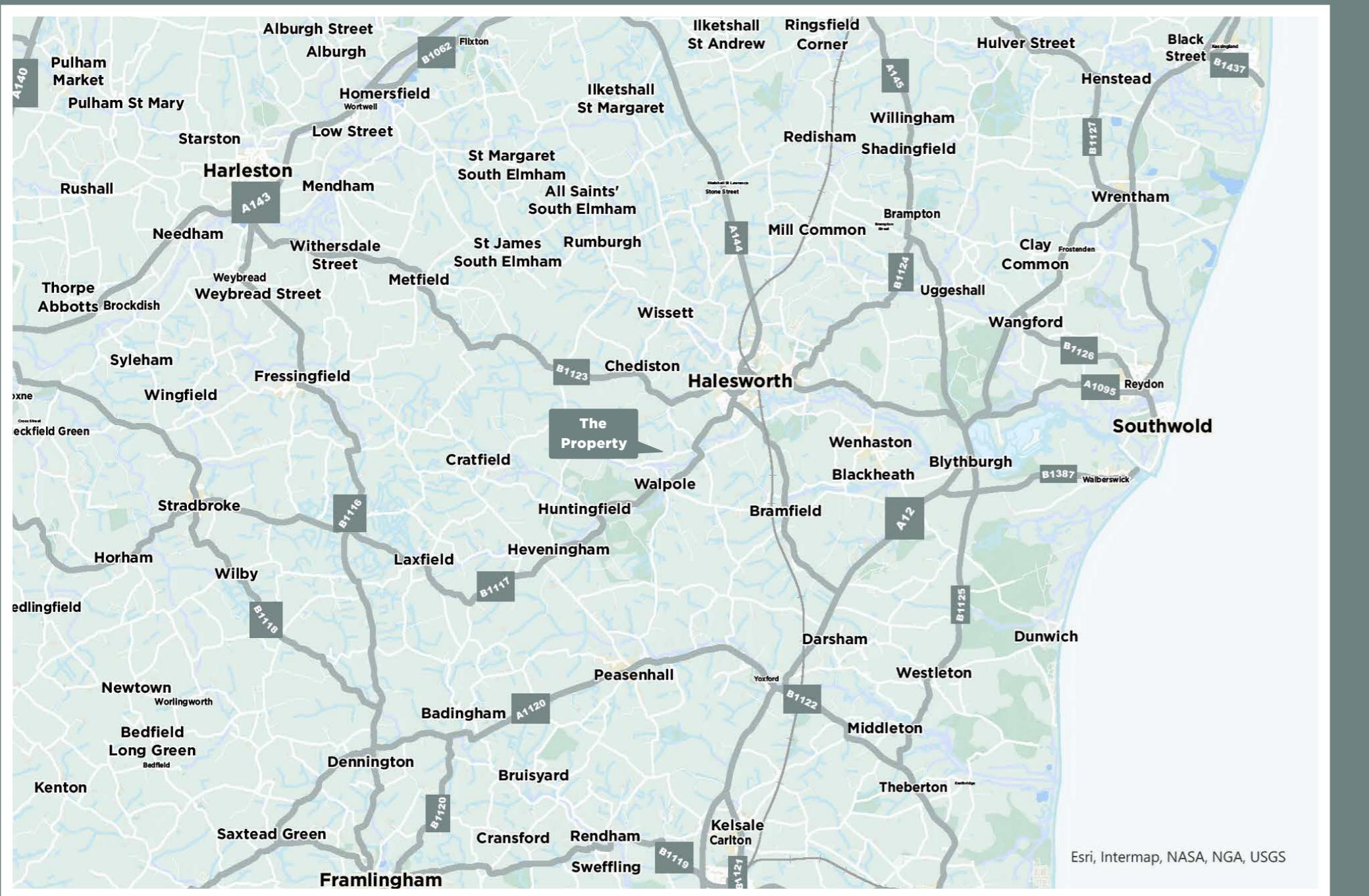
Four

bedrooms</



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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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Cambridge Rural Agency

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Important Information

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