



Pond Farm

Sotterley, Suffolk, NR34 8EY

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ESTABLISHED 1966

Pond Farm, Stoven,
Sotterley, Suffolk,
NR34 8EY

- Beccles miles 6.5 miles
- Halesworth miles. 9.1 miles
- Southwold 6.3 miles

An unique opportunity to acquire a superb Grade II Listed farmhouse, in need of complete restoration with adjoining barn in a stunning elevated position on the edge of the Sotterley Estate.

Entrance Hall | Kitchen | Pantry | Living Room | Dining Room
| Four Bedrooms | Bathroom | Barns | Parking | Cartlodge

The Property:

Pond Farm is an attractive Grade II Listed red brick farmhouse under a pan tiled roof with extensive out buildings include a large barn attached to the main house as well as a range of other out buildings two ponds and ground extending to approximately 2.5 acres STS, in a stunning elevated position on the edge of this charming rural country estate. To our knowledge Pond Farm has never been on the open market.

The property was occupied until recently by a farming family. It is now being offered to the market as a rare opportunity to create a stunning family home, only a short drive from the coast.

The farmhouse is now in need of updating and renovation, offering a unique opportunity to remodel and extended in to the adjoining barn to create a spacious contemporary home.

You will see from the proposed plans and CGIs how the house could look subject to planning.

At present the house consists of kitchen, sitting room, lean to extension and two further reception rooms along with a back pantry. On the first floor are three double bedrooms, a family bathroom and a single bedroom.



Guide: £795,000 FREEHOLD

Outside:

Outside the property is approached over a drive, which offers plenty of parking. There are a range of outbuildings which also need repair and updating, to include a former granary, workshop, cart lodge and bullock pen, with a pond to the rear and a pond to the front of the farmhouse, within its original gardens,

The property will be sold with further land beyond the garden, as meadow to create grounds extending to approximately two and a half acres STS. All standing in an elevated position with far reaching views on a quiet lane surrounded on two sides by farmland and to the rear an area of common land.

Location

Sotterely originally *Southern-lea* from its situation south of the river, is a village in East Suffolk, located approximately 4 miles (6 km) south-east of Beccles. The parish is primarily agricultural. Sotterley Hall remains at the centre of the parish which now has very few basic services. A saw mill operates in the village often making use of wood from the 160 hectares (400 acres) of mixed woodland managed by the Sotterley estate.

Services

Mains water and electricity are connected. Drainage will be via a cesspit. According to Ofcom standard broadband is available and mobile coverage is via O2 and is limited.

NB: CGI images have been produced to show what the conversion could look like externally and internally. The main floorplan is the proposed layout once converted.

Local Authority

East Suffolk District Council – Council Tax Band E
EPC Rating TBC

Directions

what3words – nylon.books.trouser

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



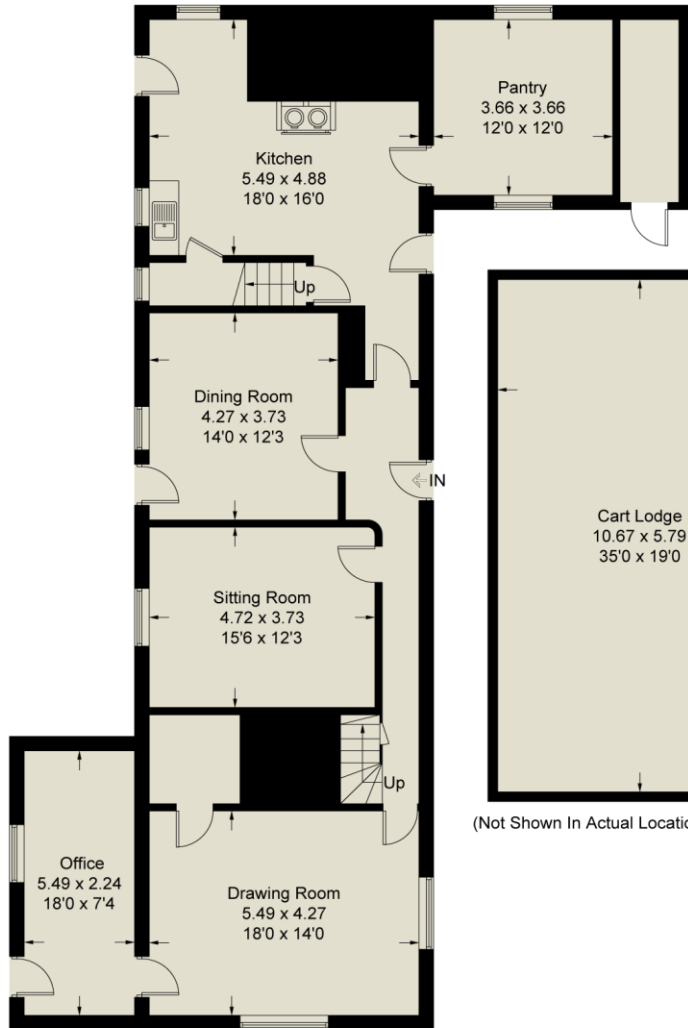
Pond Farm

Approximate Gross Internal Area = 261.3 sq m / 2813 sq ft

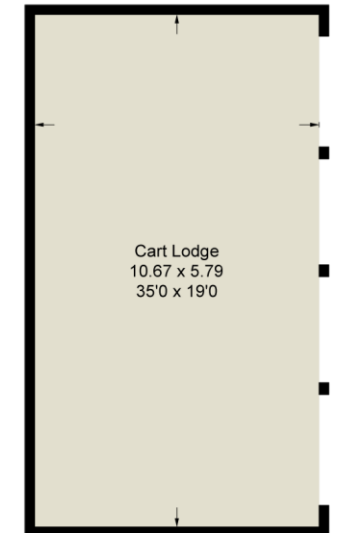
Barns = 192.1 sq m / 2068 sq ft

Cart Lodge = 61.8 sq m / 665 sq ft

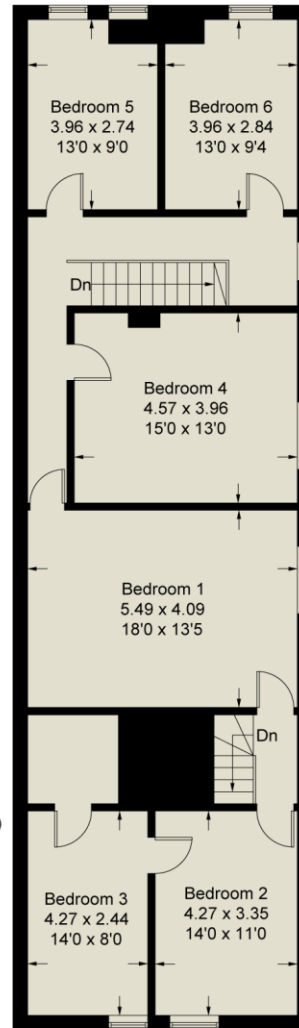
Total = 515.2 sq m / 5546 sq ft



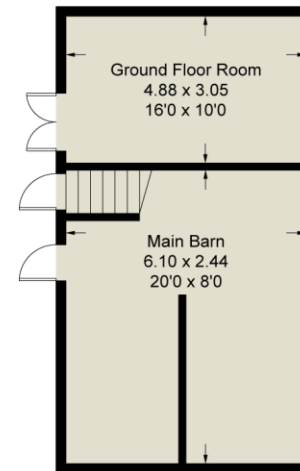
Ground Floor



(Not Shown In Actual Location / Orientation)



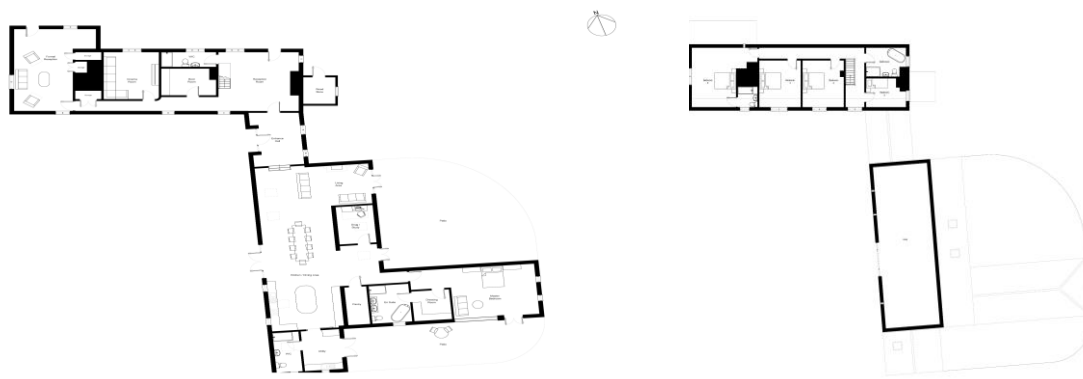
First Floor



Barn 2



Barn 1



Pond Farm Sotterley - Floorplan Proposed Layout

Schedule of Accommodation

Room	Area (sq ft)
Bedroom 1	10.50
Bedroom 2	10.50
Bedroom 3	10.50
Bedroom 4	10.50
Bedroom 5	10.50
Bedroom 6	10.50
Bedroom 7	10.50
Bedroom 8	10.50

DRAFT

WTD WT Design Ltd

Field Code
 Boundary Code
 Building Code
 Proposed First Floor Plan

Turn Back

1:100

10/2024

440-04 2101 PJ

Information





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