



WOODFARM

STONE STREET, SPEXHALL, IP19 0RN

As you step through the characterful extension, you're welcomed into a practical porch/boot room, ideal for country living. From here, the home flows naturally into a galley-style kitchen, well-equipped with a Lacanche gas hob and oven, integrated fridge/freezer, and dishwasher, providing a functional and stylish cooking space.

Adjacent to the kitchen is a pantry style cupboard which is currently used as a wine cellar. Moving through to the heart of the home, you'll find a generously sized breakfast room, centred around an electric AGA, offering a warm and welcoming setting for informal dining. To the left is the dual-aspect dining room, filled with natural light and perfect for hosting family and friends.

A well-appointed family bathroom features the original bathtub with shower attachment, separate walk-in shower, WC, and basin, catering to the needs of a busy household. The main sitting room also benefits from a wood-burning stove, creating another inviting space to relax with a cupboard space linking to the snug. The snug/office provides a cosy retreat, complete with a wood-burning stove.

Upstairs, a network of staircases adds to the home's character. One staircase from the breakfast room leads to the spacious primary bedroom above the dining room, a large double with lovely views. A second staircase provides access to:

Bedroom Two – another generous double with a built-in wardrobe

Bedroom Three – a double room with access to attic storage and this is accessed via the third floor.

Bedroom Four – a comfortable double

Bedroom Five – a walk-through room with flexible use as a study, dressing room, or nursery

Bedroom Six – another good-sized double room. There is access to this bedroom from the third staircase which is accessible from the breakfast room.

Although the house is currently habitable, it would benefit significantly from renovation and modernization efforts to enhance its comfort, functionality, and aesthetic appeal, ultimately bringing it back to its original charm and elegance.

The property sits within approximately 14 acres (subject to measured survey) of land, offering a rare combination of privacy, versatility, and lifestyle potential. Key highlights include:

Equestrian Facilities: A manege with adjacent paddock, ideal for year-round training and grazing.

Self-Contained Annexe / Holiday Let (Barn Conversion): Featuring its own front porch, the annexe opens into a bright kitchen with views to the front and side, a cupboard housing the water tank, and a newer, freestanding boiler. The dual-aspect double bedroom is spacious and comfortable. A bathroom includes a bath with shower attachment, toilet, and basin. The living room benefits from a wood-burning stove and opens onto a private garden—making this space perfect for guest accommodation or holiday rental. A matching garden shed offers practical storage.

Agricultural Building / Garage Complex: A barn area provides ample space for hay storage or equipment. The main garage is a standout feature, complete with heating, air conditioning, and a shower room (shower, toilet, basin, and an additional sink). It features electric doors, full insulation, and an alarm system, making it suitable for car storage, a workshop, or home business use.

Outdoor Stable Yard: Includes four stables, hardstanding, a large barn with double doors, and a tack room. A dedicated grooming/wash area with shower, toilet, and basin.

Wine Cellar: Equipped with a toilet and basin, shelving, and full alarm system—note: some roof repairs may be required.

Additional Storage:

Wood store

Double garage

Carport with overhead storage

This truly unique property offers a rare blend of period character, spacious accommodation, and an exceptional range of outbuildings and land—ideal for a variety of lifestyle pursuits from equestrian to rural business ventures or multigenerational living.

Accessed via a sweeping tarmac driveway with interconnecting concrete roads, the property is surrounded by mature hedging and open countryside, offering privacy and stunning rural views.

Wood Farm boasts a fascinating and rich history, with deep connections to the music industry. At one point, it served as a rehearsal space for a renowned rock and roll trucking company, providing an iconic setting for musical collaborations and creative development. This unique heritage adds a distinctive charm to the property. For those interested, additional details about the farm's history and its ties to the music world are available upon request.

Tenure – Freehold - Vacant possession of the freehold will be given upon completion.

Location – Spexhall is a village and civil parish in the county of Suffolk, just 3 miles from the market town of Halesworth where you will find an array of shops and restaurants.

The north Suffolk market town of Halesworth is a pretty town with a wide range of independent shops mainly situated along a pedestrianised Thoroughfare and Market Place. There is a weekly market on Wednesdays. The town has a primary school, library, railway station and excellent bus links to other local towns. Norwich the county city of Norfolk is located approximately 24 miles north, Ipswich the county town of Suffolk is 31 miles south and the popular regency resort of Southwold is only 9 miles to the east. A similar distance away is the heritage coastline and the nature reserves of Minsmere and Dunwich. Halesworth has so much to offer from the Halesworth Arts Festival and numerous other events at The Cut arts centre, the annual Ink Festival which encourages aspiring writers, the Latitude Music Festival at Henham.

SERVICES: Mains water and electricity. Heating by way of oil fired central heating and gas cooker. Private drainage via septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk – Band F

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY - Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

EPC – Exempt.

AGENTS NOTES – Please not, the toilet in the wine cellar is not currently working.







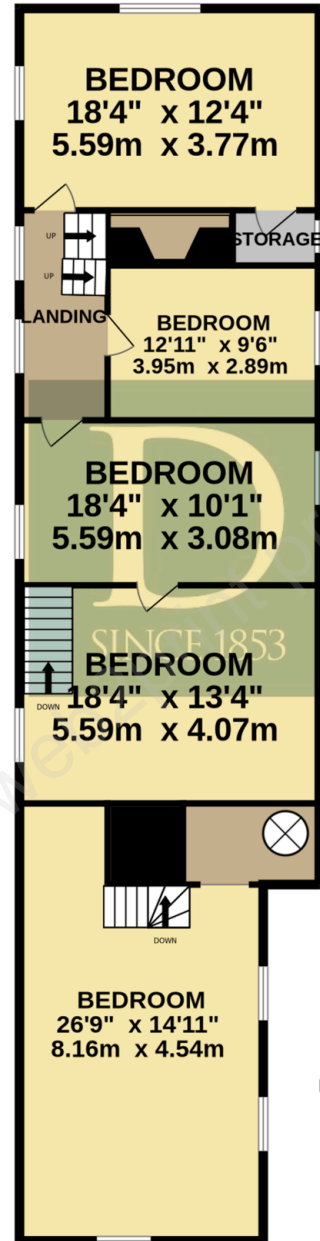
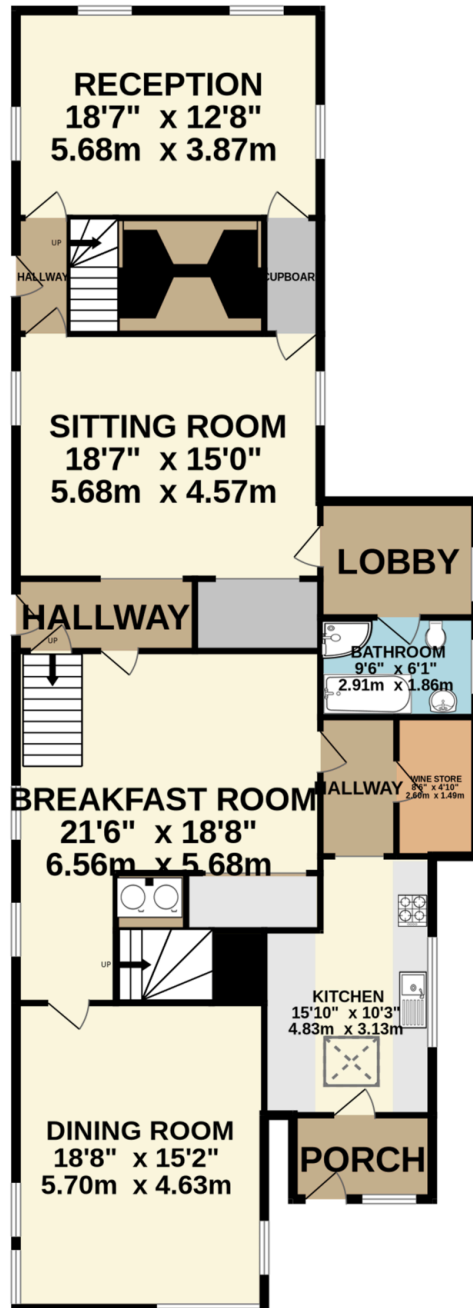








1ST FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



2ND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

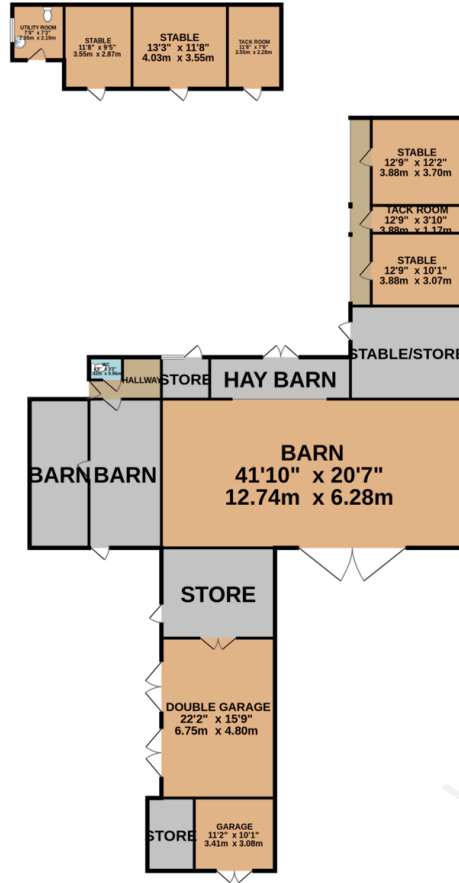


TOTAL FLOOR AREA : 3542 sq.ft. (329.0 sq.m.) approx.

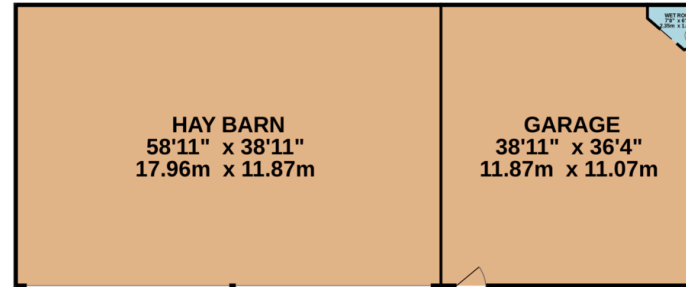
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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OUTBUILDINGS
3923 sq.ft. (364.4 sq.m.) approx.



GARAGE/HAY BARN
3709 sq.ft. (344.6 sq.m.) approx.



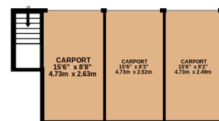
ANNEX
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 8312 sq.ft. (772.2 sq.m.) approx.

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