



# LOST FARM

Offton



Suffolk



Chapman Sticksels





Chapman Stickels

A COMPLETELY SECLUDED FARMSTEAD NESTLED IN SHALLOW RURAL VALLEY  
TOGETHER WITH 16.7 ACRES AND NUMEROUS OUTBUILDINGS

- Entrance hall • Kitchen / breakfast room • Boot room • Cloakroom •
- Study • Sitting room • Cloakroom • Snug • Utility room • Dining room •
- Galleried landing • Six double bedrooms • Two bathrooms • Shower room •
- Annex / pool house with kitchen, shower room and entertainment room •
- Numerous agricultural barns • Stable block with tack room / workshop •
- In all, 16.7 acres •

Ipswich – 9 miles / Needham Market - 6 miles / Hadleigh - 8.5 miles





## The Property

Located to the end of a 0.5-mile private drive, Lost Farm is aptly named, being completely set on its own and surrounded by countryside to all sides.

According to its grade II listing, the core of the house dates from the 15th century which originally comprised an open hall, with further additions and adaptations made chiefly in the 16th & 17th centuries. Features include the exposed oak frame, extensive white brick flooring and three open fireplaces. Of particular note is the impressive Tudor fireplace to the main sitting room.

The current vendors, who have owned the property since 1990, linked a former dairy which now forms a southern, two-storey wing. The resultant overall area of the house is extensive, covering in excess of 4,580sq.ft.

The ground floor accommodation is largely set around a notably spacious, full-height hall with the main modern oak stairs leading to a vaulted landing. The principal three reception rooms span the entire western rear of the house, all of which enjoy fabulous views.

The AGA kitchen with granite worksurfaces and numerous cupboards and drawers, is partially divided by exposed studwork which leads through to the breakfast / dining area, with scullery and boot room beyond which are both single storey. The remaining ground floor accommodation is a snug, adjacent laundry / utility room and two cloakrooms.

Two sets of stairs lead to the first floor where the house provides six double bedrooms in all, which are served by three bath / shower rooms. All bedrooms offer further fabulous views over the gardens to all aspects.

The immediate gardens surround the house, which chiefly consist of areas of lawn with herbaceous borders and terraces, which are partly defined by a red brick wall as well as the driveway which extends to the rear. This gives access to an extensive range of single storey outbuildings, which form an inner yard. These consist numerous stables with tack room / workshop.

The eastern range comprises the pool house / annex / studio, which provides kitchen, shower room, and an entertainment room with wood burner. Three sets of French doors lead onto a patio, which encircles a 15-metre heated swimming pool. Beyond on higher ground is a croquet lawn.

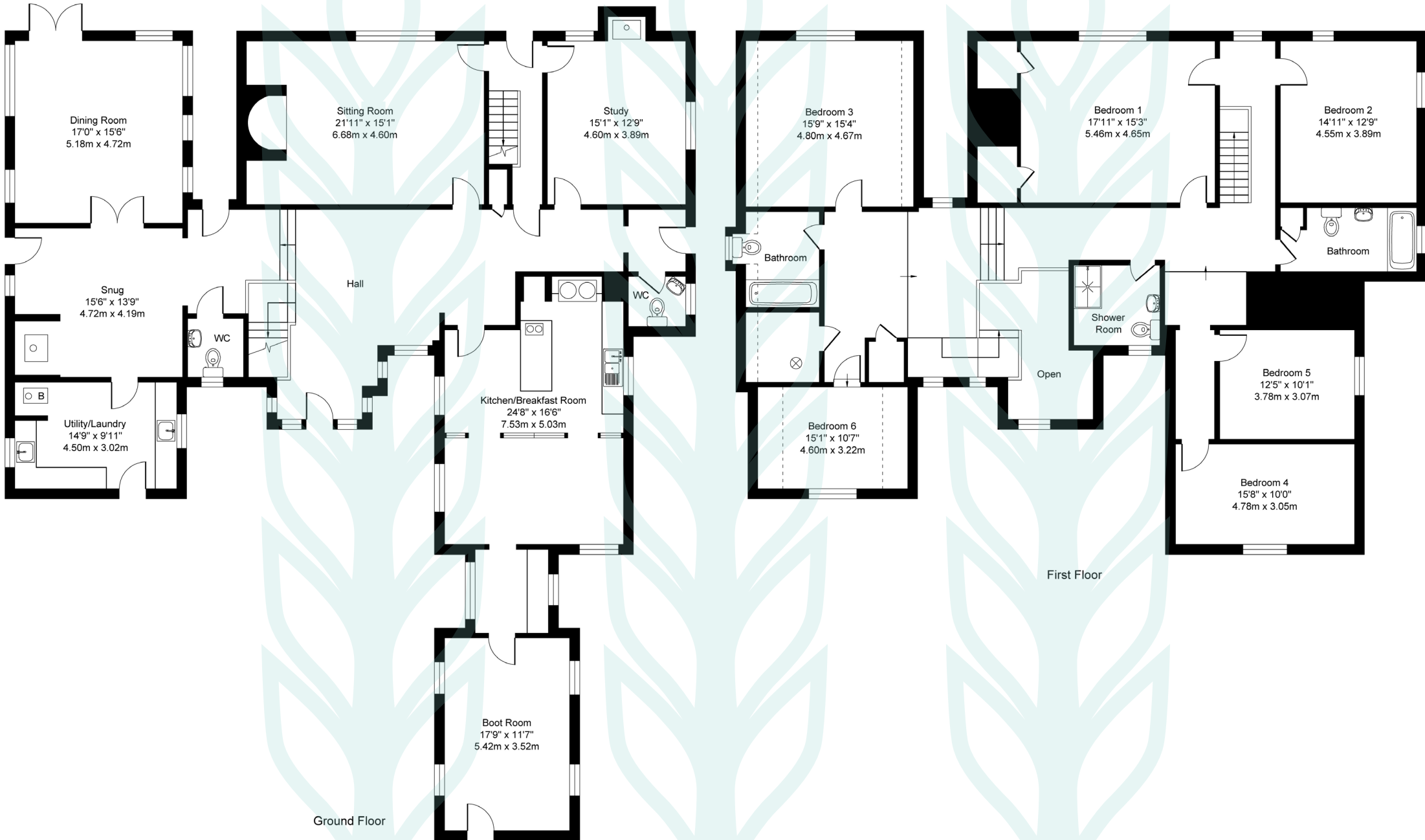
To the northern side of an adjacent tennis court (which requires improvement) are an array of deciduous trees and shrubs which partly encircle a substantial timber frame and clad barn which has agricultural use. Given its existing use and isolation to the main house (which is some 70 metres away) the barn does offer potential for a change of use to residential (Class Q). The same applies for a further barn set to the western boundary.





# Lost Farm, Offton, Ipswich, Suffolk, IP8 4RW

Approximate Floor Area  
Main House - 4582 sq. ft / 425.70 sq. m





# Lost Farm, Offton, Ipswich, Suffolk, IP8 4RW

Approximate Floor Area

Outbuilding - 6609 sq. ft / 614.00 sq. m

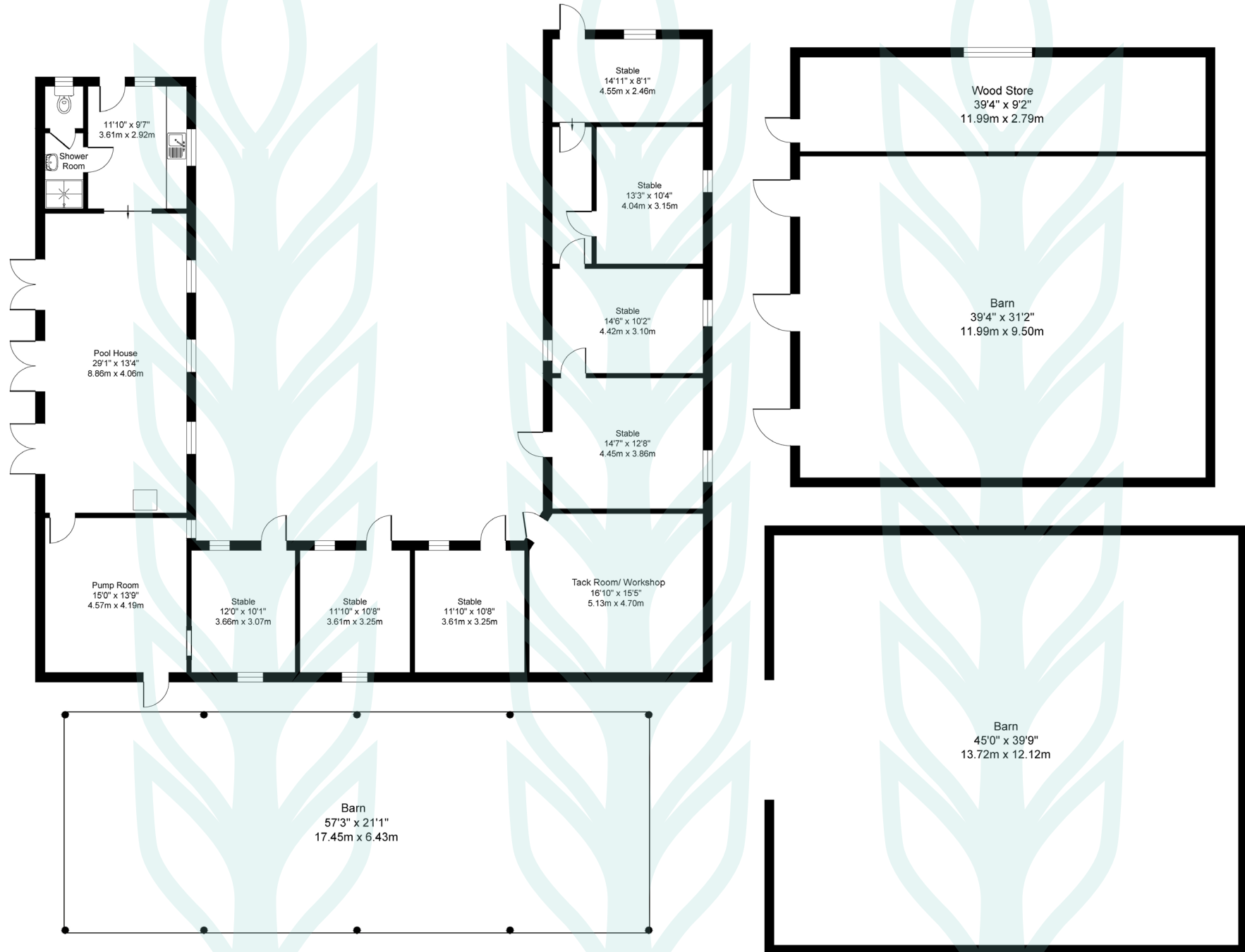


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To the north and east of a lake lies a further wooded area with a large area of grassland which forms the remaining northern part of the property, covering about 5.63 acres.

To the southern part of the property is a further 4 acres which chiefly consists of low-lying grassland with a brook. With further native deciduous trees, the land tapers off to the very far southern boundary. In all, the property covers about 16.7 acres.

**Agent's Note**

An ongoing proposal for the Norwich to Tilbury pylon upgrade, if implemented, would require a new 'line' of pylons located some 160 metres north east of the property's nearest boundary, and about 200 metres from the house. As the property occupies a sheltered and secluded valley, the new line, if realised, should not dominate the vista to that side (towards Offton Village).

**Location**

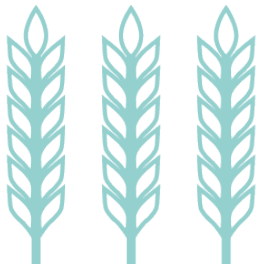
Located on the south-western side of the village, Lost Farm is set some 0.5 miles down a private drive. The small rural village of Offton provides a pub (The Lime Burners) village church and village hall. The village is within easy reach of Ipswich town centre, where the commuter can take advantage of regular mainline services to London's Liverpool Street Station.

**Services**

Mains water and electricity are connected. Separate bore hole water supply. Private drainage. Combination of oil-fired heating as well as gas (via a tank). A predicted 24Mbps broadband download speed.

**Local Authority and Council Tax**

Babergh with Mid Suffolk District Council  
Band F (2025)



**Chapman Stickels**

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmanstickels.co.uk  
www.chapmanstickels.co.uk

01473 372 372

**All enquiries:**

**Benedict Stickels**  
ben@chapmanstickels.co.uk

**Cleo Shiel**  
cleo@chapmanstickels.co.uk



Scan the QR code to visit our website



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