



## Butts Road, Westhall, Halesworth, IP19 8RN, Suffolk

Historic Grade II\* farmhouse set in 4 ACRES (stms), with outbuildings, traditional barn, storage income, glamping/holiday lets/B&B, and manège. No near neighbours and within easy reach of Southwold and the Heritage Coast.

Historic Grade II\* Suffolk farmhouse set in 4 ACRES (stms), with substantial outbuildings, traditional barn, storage income, two glamping units, holiday let, B & B and equestrian facilities including manège. No near neighbours and within easy reach of Southwold and the Heritage Coast. There are numerous outbuildings, a number of which are rented out as storage or business units, which also have potential for holiday lets (subject to planning). The traditional barn also has great potential to be converted for other uses such as an event barn (subject to planning). Currently the farmhouse is partly used for bed and breakfast but it would be a superb family home, with the benefit of an annexe and an income from the business units, and glamping and holiday let businesses. The property is surrounded by farmland in a superb stand-alone location.

Approximate distances Halesworth 5 miles; Beccles 6.9 miles; Bungay 6.9 miles; Dunwich 11.4 miles; Southwold 11.4 miles, Diss 24 miles. Local notes The nearby market towns of Halesworth, Bungay and Beccles all provide a good range of educational, commercial and recreational facilities. Nearby Brampton station has a service via Ipswich to London Liverpool Street. The Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty, with Minsmere bird reserve and the renowned seaside towns of Southwold and Dunwich within easy reach and the Norfolk Broads and City of Norwich easily accessible to the north. Accommodation Main Farmhouse: Aga kitchen, pantry, cloak room, utility room, breakfast room/morning room, dining room, drawing room; First floor: Master bedroom with bath and en-suite cloakroom, guest master bedroom with en-suite guest bathroom, guest suite bedrooms, guest suite hallway/bedroom, guest suite family bathroom, living room and kitchen; Second floor: Guest suite bedroom, attic rooms; Falconry Mews (courtyard flat/holiday let): Kitchen, bedroom, bathroom, utility room, office. Outside: Main traditional barn with three internal Loddon loose boxes, tack room and feed room; Barn/carriage house; Outbuildings/storage units. Workshop, woodstore, former stables, laundry room. Fenced manège. Chicken shed. Blackberry way (retro caravan) and Gypsy Hollow (gypsy caravan) glamping holiday units. Parking, paddocks, gardens. The business Detail of the business can be found on the websites: [valleyfarmhousebandb.co.uk](http://valleyfarmhousebandb.co.uk); [gypsyhollow.co.uk](http://gypsyhollow.co.uk) and [blackberrywayvintagecaravan.co.uk](http://blackberrywayvintagecaravan.co.uk). In brief the bed and breakfast business comprises a luxury family suite with two bedrooms, a hallway/bedroom, kitchen, dining area, family bathroom; a luxury king size room with ensuite bathroom with roll top bath; and the Tudor Suite bedroom with roll top bath feature in the original fireplace and en-suite wc and hand basin and the ground floor drawing room. The holiday accommodation consists of two glamping units: Blackberry way Retro vintage caravan with 'shack' equipped with induction hob, fridge, microwave and sink, solar outdoor shower, hot tub and 'composting' wc; Gypsy Hollow Gypsy wagon with day summer house, with spa and kitchen area.

### BASE INFORMATION:

Bedrooms : 5