



**DARK LANE HOUSE**  
EASTON, WOODBRIDGE, SUFFOLK

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## DARK LANE HOUSE EASTON, WOODBRIDGE, SUFFOLK IP13 0ER

TOTAL APPROX. FLOOR AREA 3,830 SQ FT / 356 SQ M

A handsome 17<sup>th</sup> Century Farmhouse, together with a cottage, set amidst delightful gardens and grounds within the picturesque countryside of the Deben valley



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### DISTANCES

- Framlingham - 2.5 miles
- Wickham Market & A12 - 3.5 miles
- Woodbridge - 9 miles
- Ipswich - 14 miles (London Liverpool Street Station 70 mins)
- Campsea Ashe Station - 5 miles (hourly service to Ipswich)

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### FEATURES

- Enjoying an idyllic rural setting, conveniently located for access to the nearby historic market towns of Framlingham, Wickham Market & Woodbridge, as well as the region's main road & rail communication routes
- Classic Grade II Listed farmhouse offering: -
- 3 principal reception rooms, study, kitchen/breakfast room/laundry & cloakroom.
- 6 bedrooms, 4 bath/shower rooms
- Self-contained 1 bed cottage
- Traditional multipurpose barn & range of stores, former stable, workshop & garaging
- Heated swimming pool & club size hard tennis court
- Delightful & well-maintained mature gardens, woodland grounds, orchard & parkland meadow.
- In all about 3.5 acres

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Guide Price: £1,500,000



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## THE PROPERTY

Dark Lane House, with its picturesque façade, ornate hexagonal chimneys and decorative barge boards, enjoys a delightful rural setting on the edge of Easton in the heart of the Deben Valley. Originally part of the Duke of Hamilton's Estate, the house is listed Grade II and understood to date from the early 17th century.

Extending to some 3,800 sq ft, the accommodation, on three floors, features a light and elegantly presented 28' x 18' sitting room with an inglenook fireplace and French doors onto the rear gardens, a well-proportioned dining room and an atmospheric snug, with a fine fireplace and extensive shelving. Set off the inner hall is a large study, and beyond the classic farmhouse kitchen/breakfast room is a laundry room, cloakroom and rear hall.

On the first floor there are four bedrooms with three en suite bathrooms, and a dressing room, with bedrooms five and six, together with the fourth bathroom on the second floor. The property benefits from an oil-fired central heating system and many of the rooms enjoy fine views across the gardens and the countryside beyond.

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## THE COTTAGE

Situated to the rear of the main house is a self-contained cottage with a sitting room, bedroom, bathroom and kitchen offering flexibility for a variety of uses.

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## THE GARDENS

Dark Lane House stands amidst mature and delightfully secluded gardens and grounds enclosed by mature hedging and with many fine trees including ash, willow, yew, maple, chestnut, cherry and apple. A front drive opens through a white five bar gate with a gravel drive leading to the front of the house running around a mature and productive mulberry tree.



The lawns beyond are bordered by well-stocked and colourful herbaceous beds and borders. To the side of the house is a sheltered suntrap terrace which links to a rear terrace with steps leading into the gardens with, well-kept lawns, colourful herbaceous borders and an octagonal summer house. The gardens benefit from an automatically programmable weathermatic irrigation system, fed by the property's own borehole.

Beyond a mixed woodland garden is a club sized hard tennis court which is sheltered by further mature hedging.

A five-bar gate opens into an acre of parkland meadow, ideal for a variety of recreational purposes including a pony paddock. There is a sheltered orchard with a variety of apple, plum and quince trees together with an adjoining area of kitchen garden with a greenhouse and raised beds. A large pond with central island is overhung by a variety of mature trees including willow and ash.

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## OUTBUILDINGS & POOL

Dark Lane House benefits from a useful range of buildings. From the main entrance a second five bar gate opens into a wide shingled parking courtyard fronting onto which is a range of traditional timber buildings including a large multipurpose games/party barn with Wi-Fi connection and an attached wing of multipurpose stores, a potting shed and stable. At the top of the courtyard are two brick garages and to the rear of the house, a range of brick domestic stores.

The sheltered heated swimming pool has a cloakroom and changing facilities and shared an oil-fired boiler with the cottage.

In all the property extends to about 3.5 acres.



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## LOCATION

Dark Lane House enjoys an enviable location on the edge of the sought after village of Easton. The pretty village, formerly the centre of the Duke of Hamilton's Estate has a good local pub, a picturesque church and a distinctive crinkle crankle wall. There is a local cricket club, a primary school and nursery, as well as the popular Easton Farm Park.

The historic market town of Framlingham, with its impressive Norman castle, is just 2½ miles to the north and, together with Wickham Market 3½ miles to the south, provides a wide choice of local facilities, numerous shops, sporting opportunities and excellent schools. The surrounding countryside of the Deben Valley is a designated special landscaped area and contains some of the most picturesque and unspoilt countryside in East Suffolk.

The A12, which bypasses Wickham Market, is easily accessed and links to the country's dual carriageway and motorway network and there are regular services from nearby Campsea Ashe station (5 miles) with connections onto London Liverpool Street Station via Ipswich.

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## SERVICES

**Services:** Mains electricity, and water are connected to the property. Private drainage system. Oil fired central heating and hot water system.

**Fixtures & Fittings:** the fitted carpets are included in the sale with Items regarded as fixtures and fittings initially excluded, although certain items may be available by separate negotiation.

**Broadband:** Fibre broadband is connected to the property.

**Directions:** Post Code IP13 0ER

**What3words:** ecologist.shape.sketches

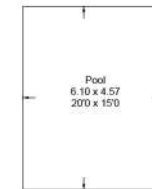
**Viewings:** By appointment with Jackson-Stops.  
Tel. 01473 218 218

# Dark Lane House, Easton

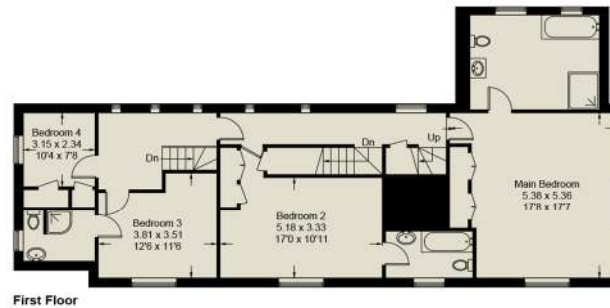
Approximate Gross Internal Area = 356 sq m / 3830 sq ft

Cottage / Building = 150 sq m / 1618 sq ft

Total = 506 sq m / 5448 sq ft



(Not Shown In Actual Location / Orientation)



For identification purposes only.

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PROPERTY EXPERTS SINCE 1910