



## Shadingfield, Suffolk

Guide Price £1,350,000

- Elegant Five Bedroom Farmhouse Offering Generous Living Space
- Large Farm Building, 7,500 sq. ft. with Storage and Ten Stable Boxes with Lights & Water Supply
- Substantial Size Driveway with Double Garage and Pond to Front
- The Shop, Equestrian Centre, Farm Shop and Swimming Pool Complex are Currently Leased Out and Generating an Income for the Vendors
- Principal Bedroom with Dressing Room, Walk in Wardrobe and En-Suite
- Potential to Purchase Property and Immediate Gardens without Businesses
- Several Paddocks, Including Approx a 7.9-acre Paddock with Post-and-Rail Fencing and All-Weather Ménage
- Immediate Landscaped Gardens, with Outbuildings and Pond



# London Road, Shadingfield

North Green House sits along London Road in the rural village of Shadingfield, Suffolk (NR34 8DF). Surrounded by open countryside and farmland, the location offers a peaceful setting while still providing convenient links to nearby market towns such as Beccles and Bungay, both just a short drive away. The area is well connected by road, with easy access to the A145 for routes toward Lowestoft and the Suffolk coast, as well as south toward Halesworth and Ipswich. Shadingfield itself is a small, traditional Suffolk community, known for its open green spaces and village charm, making North Green House an attractive spot for those seeking a balance of rural tranquility and accessibility



Council Tax Band: F



## DESCRIPTION

This distinguished five-bedroom detached farmhouse, built in a Georgian style with double-glazed sash windows, is set within approximately 13 acres of grounds and combines timeless character with modern comfort. Arranged over two floors, the property offers generous and versatile living space, with a bright south-facing sitting room featuring a wood burner and doors onto a private terrace and garden, an elegant dining room with fireplace and French doors to the rear, and a well-appointed kitchen with central island and range cooker flowing into the dining area, complemented by a family room, study, utility and shower room. Upstairs, four of the five bedrooms have en-suite facilities, including a principal suite with dressing room. Outside, a sweeping driveway leads past paddocks and farm buildings to a central turning circle with a mature oak tree, with formal lawns, established trees, a sunken terrace with decorative ponds and summer house enhancing the setting. A detached leisure building houses a swimming pool with a versatile room above, while equestrian amenities include a 7,500 sq. ft. farm building with ten stables, lighting and water supply, alongside extensive paddocks and an all-weather manège, with the land extending in total to around 13 acres (STS).

## LIVING AREAS

The reception rooms within this Georgian-style farmhouse are beautifully proportioned, designed to balance elegance with comfort. The south-facing living room is a light-filled and inviting space, enhanced by high ceilings, decorative cornicing, and period-style picture rails. A wood burner provides a focal point, while double doors open directly onto a sunny terrace and private garden, seamlessly blending indoor and outdoor living. From here, panelled doors lead through to the dining room, a more formal yet equally welcoming space, complete with an open fireplace and further doors to the rear garden, making it ideal for entertaining. A separate family room offers additional versatile living space, perfectly suited as a snug, playroom, or informal lounge. Together, these reception areas create a home that is both stylish and functional, with character details and modern conveniences thoughtfully integrated throughout.

## KITCHEN

At the heart of the home, the kitchen combines practicality with a sociable layout, creating an inviting space for both everyday living and entertaining. A central island provides a natural gathering point, while a range cooker with induction hob offers both style and functionality for keen cooks. The room is thoughtfully designed to connect seamlessly with the dining room, allowing for an easy flow between informal family meals and more formal occasions. Generous proportions and a well-planned layout ensure the kitchen is as efficient as it is welcoming, making it a true centrepiece of the farmhouse.

## BEDROOMS

The first floor of the farmhouse offers five well-proportioned bedrooms, each designed to provide comfort and privacy. Four of the rooms benefit from en-suite facilities, ensuring convenience for family members and guests alike. The principal bedroom is an impressive suite, featuring a spacious dressing room and en-suite bathroom, creating a private retreat within the home. The remaining bedrooms are equally appealing, offering generous proportions, plenty of natural light, and character features in keeping with the Georgian style. Together, these rooms combine to deliver both practicality and elegance, with the flexibility to be used as guest rooms, children's bedrooms, or even a home office if desired.

## BATHROOMS AND ENSUITES

The property is well appointed with a range of bathrooms and shower rooms, designed to combine practicality with comfort. On the ground floor, a conveniently placed shower room sits off the side hallway, providing easy access for day-to-day use. Upstairs, four of the five bedrooms benefit from their own en-suite facilities, ensuring privacy and convenience for family members and guests. The principal bedroom's en-suite is complemented by a spacious dressing room, creating a luxurious private retreat, while the additional en-suites offer modern fittings and generous space, making every bedroom feel self-contained and thoughtfully designed.

## OUTSIDE, OUTBUILDINGS AND PADDOCKS

The grounds surrounding the property are as impressive as the house itself, extending to around 13 acres (STS) and offering a perfect balance of landscaped gardens, leisure amenities, and equestrian facilities. A sweeping private driveway leads past a front paddock and a collection of farm buildings before curving around a central lawn, beautifully anchored by a mature oak tree. The gardens are mainly laid to lawn and interspersed with established trees, creating an attractive and peaceful setting. To the south of the house, a sunken terrace bordered by a low wall provides a sheltered spot for outdoor dining and relaxation, enhanced by decorative fish ponds and complemented by a charming summer house. To the north, a detached building houses a swimming pool, with a versatile room above that could serve as a gym, studio, or entertaining space. For equestrian enthusiasts, the property includes extensive facilities: a substantial 7,500 sq. ft. farm building with ten stables, lighting, and water supply, alongside multiple paddocks and a secure all-weather manège within a main paddock area of about 7.9 acres, enclosed by post-and-rail fencing. Together, these outside spaces create an idyllic setting, blending beauty and functionality for both leisure and country living.

## BUSINESS OPPORTUNITIES

The property offers excellent business potential with a range of versatile outbuildings



and facilities. A substantial farm building, covering approximately 7,500 sq. ft., provides ample space for storage, agricultural use, or commercial operations, and includes ten stables with lighting and water supply, ideal for equestrian enterprises. In addition, the property benefits from a farm shop, presenting an opportunity for retail or local produce sales. The combination of well-equipped outbuildings and diverse land use means the estate can support a variety of commercial ventures, from equestrian training and boarding to agricultural or leisure businesses, all within a beautifully maintained rural setting.

#### **TENURE**

Freehold

#### **SERVICES**

#### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889

REF: JD/

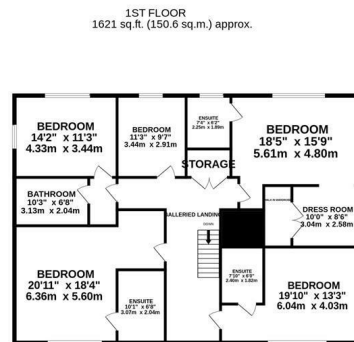
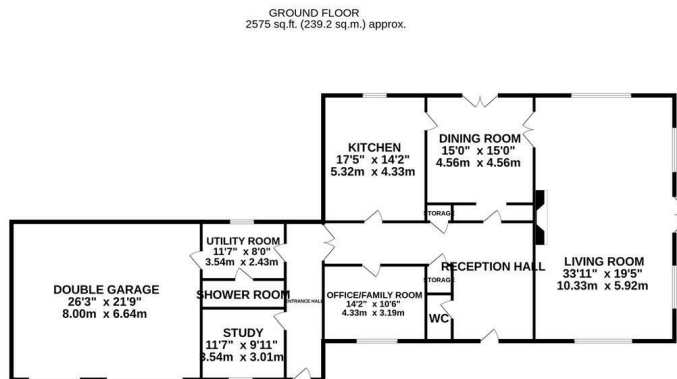
#### **FIXTURES AND FITTINGS**

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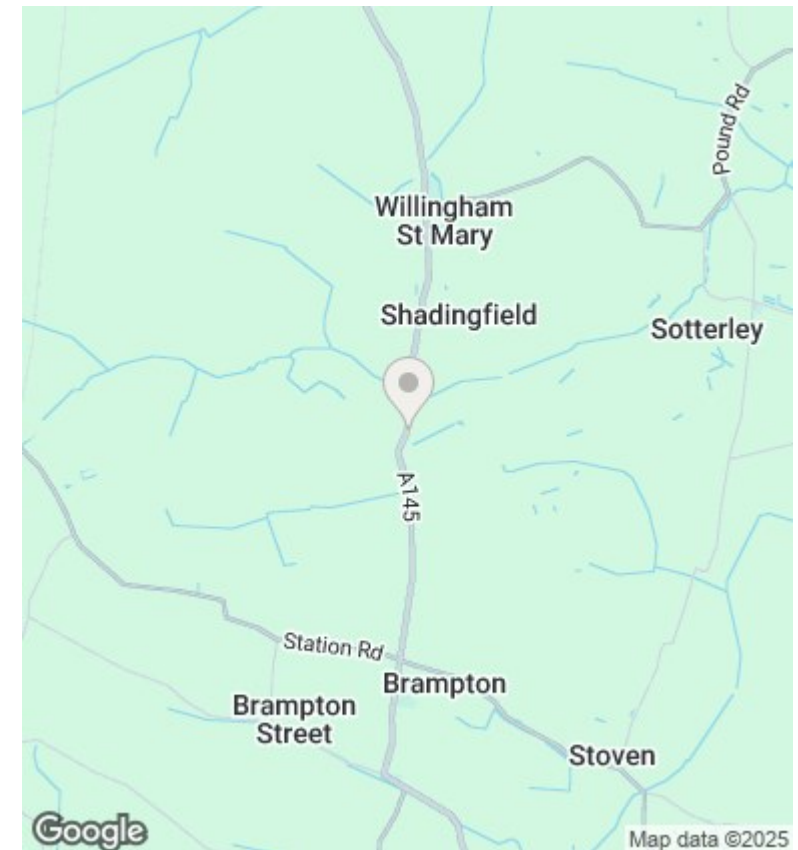






TOTAL FLOOR AREA : 4196 sq.ft. (389.8 sq.m.) approx.

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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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)