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*Hedge House, Holiday Let & Equestrian facilities,  
1 Barnaby Green, Wangford, Beccles, NR34 8AY*

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ESTATE AGENTS







A fantastic opportunity to own a re-furbished detached house with the benefit of a good income from a holiday let and an excellent livery business, just 3 miles from Southwold and the Heritage coast. Set within grazing and grounds of approximately 8 acres.

Accommodation comprises:

- *Hedge House*

Boot/Utility Room & Sun Room

Well Fitted Kitchen

Ground-Floor Shower Room

Dining Room with Open Stud-work to the

Sitting Room and a Fireplace with a Wood-burner

Conservatory

Three Bedrooms

Bathroom

Gas Central Heating & UPVC Double Glazing

- *Hedge Lodge Holiday Let*

Open-Plan Sitting/Dining/Kitchen. Cloakroom

Two Bedrooms, Bathroom - Offered Fully Furnished

- *Equestrian facilities*

Block of Seven Stables, Tack Room/Store, all with Electricity, Floodlit Menage, Hard Standing, Fenced Paddocks with Auto-fill Water amounting to approximately 8 acres

Extensive Parking, Double Garage & Private Gardens for both Properties



## The Properties

Hedge House has been extensively refurbished and the result is a property that offers a perfect blend of character, charm and practicality. An entrance door opens into a boot room and garden room with ceramic tiled flooring and an impressive range of built-in cupboards. The sun room enjoys views over the menage and stables. A bespoke solid oak door lead into the newly fitted country style kitchen with solid wood worktops, butler sink and a 'Belling' range cooker. There is a well appointed shower room to the rear with a large walk-in shower, w.c., hand basin and a cupboard houses the gas central heating boiler. A spacious dining room is separated by stud-work from the sitting room with an exposed brick fireplace fitted with a wood-burning stove. A large upvc double glazed conservatory can be found to the rear. A door off the sitting room opens to the stairs and to the first floor landing where there are three bedrooms, two doubles and a single with plenty of built-in storage. A fully tiled bathroom comprises of a bath, w.c and hand basin. Hedge Lodge is a popular self-catering holiday cottage sleeping up to five people. It enjoys beautiful views across fields of horses and backs onto a natural pond bursting with wildlife. The cottage comprises of a large open plan kitchen/dining and sitting area with doors opening to a private courtyard and a cloakroom. The first floor has a quiet area for reading, or play area. Two bedrooms and a family bathroom. There is access to a double garage to store bikes etc in. The furniture can also be included in the sale. The property is let by the owners through airbnb and letting income figures can be obtained from the Estate Agent.

[https://www.airbnb.co.uk/rooms/29233909?guests=1&adults=1&s=67&unique\\_share\\_id=afbfc9d-a26d-4c8e-b926-2937bb234564](https://www.airbnb.co.uk/rooms/29233909?guests=1&adults=1&s=67&unique_share_id=afbfc9d-a26d-4c8e-b926-2937bb234564)







## Grounds

Leading off the lane is the driveway, with Hedge Lodge holiday let sitting directly in front of you with the double garage. The enclosed garden allows guests to enjoy the views over the paddocks and a wildlife pond. Hedge house sits at the end of the drive with an enclosed lawned garden to the side and rear. Adjacent is the very well organised equestrian yard with a block of seven stables, (3 standard 11ft x11ft stables, 1 pony stable, 1 large mare & foal stable and a feed/tack room), all with light, power and water connected with hard standing to the front and a covered hay store to the rear. There is also a floodlit menage and a paddock with a shelter. Beyond the lane lies further fenced paddocks all with autofill water, which in total amount to 8 acres. The owners currently enjoy an income from several D.I.Y liveries along side their own animals. Income figures are available from the Estate Agents.

## Location

Wangford is a small village just 3 miles west of the unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold with its iconic pier and boutique shops. Wangford itself has a lovely local shop two traditional pubs within 5 minutes walk and a veterinary practice. The nearby town of Halesworth provides many independent shops, public houses, restaurants, doctors, vets and a supermarket. It has a thriving centre of arts for the community called 'The Cut' which is used as a theatre, cinema, exhibitions and workshops. There is a train station at Halesworth and Darsham with services to London Liverpool Street via Ipswich.



### Fixtures and Fittings

All fixtures and fittings are excluded from the sale, but may be available in addition, subject to separate negotiation. These would be the holiday cottage furniture, tractor, harrow, roller and spreader.

### Services

Mains electric, gas and water connected. Private treatment plant for drainage.

EPC Rating: D

### Local Authority:

East Suffolk Council

Tax Band: E

### Agents Note

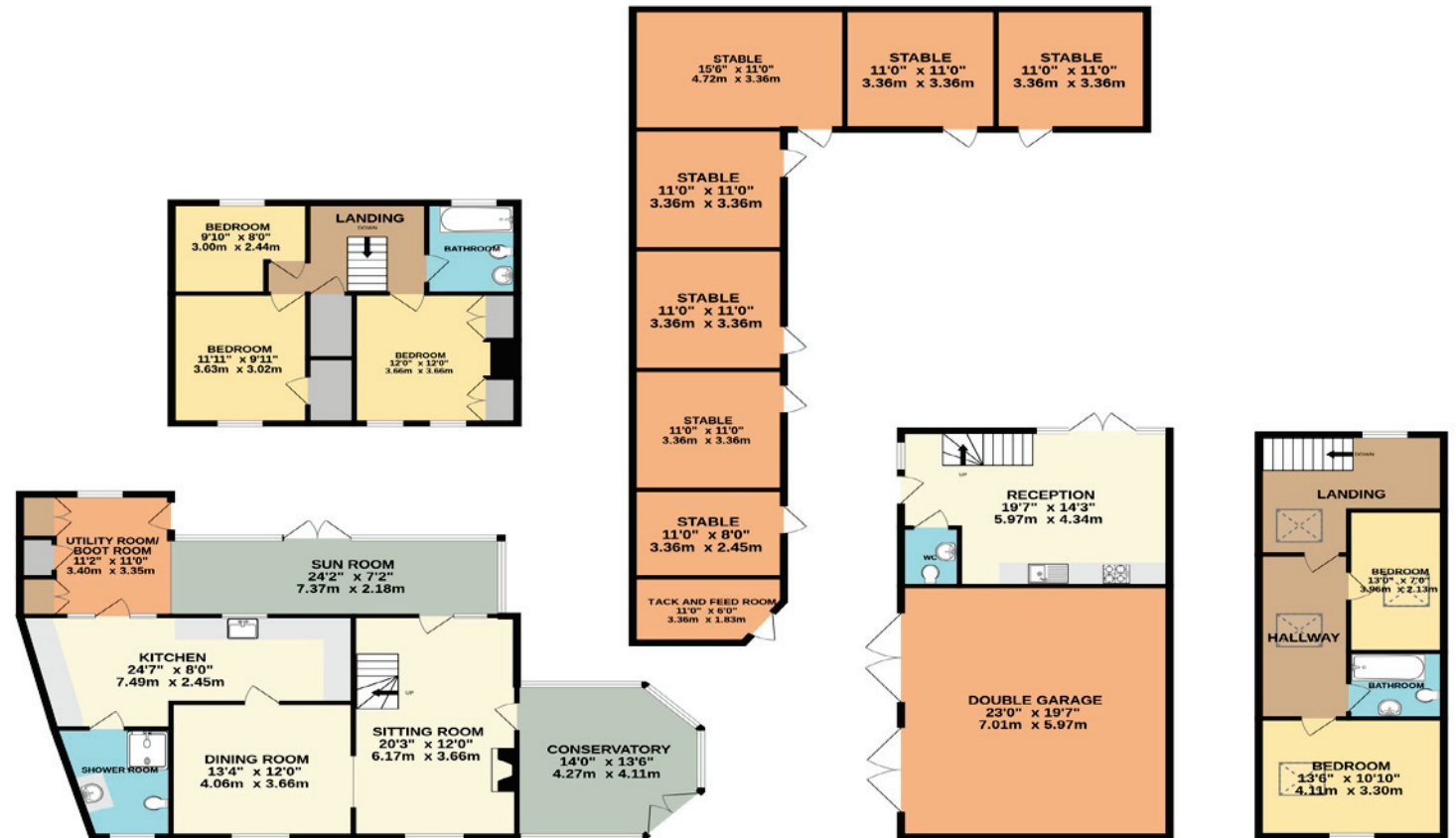
This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

A rarely used public footpath runs through a paddock. There is an overage agreement on some land.

### Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price £775,000



TOTAL FLOOR AREA : 3805 sq.ft. (353.5 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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