

SMOKEY HOUSE

Sudbourne, Suffolk, IP12



A SUFFOLK GEM REBORN FOR MODERN COUNTRY LIVING

Smokey House, a celebrated property set within a highly prized stretch of the East Suffolk coastline between Sudbourne and Orford. The property combines heritage with refined contemporary living following a meticulous, conservation-led restoration.

			EPC
5	4	2	C

Local Authority: East Suffolk Council
Council Tax band: F
Tenure: Freehold

Guide Price: £1,450,000



SITUATION

Smokey House is set in a beautiful rural setting between the village of Sudbourne and the popular coastal village of Orford, both close to the bustling market town of Woodbridge. The area forms part of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty (AONB), offering easy access to riverside walks, the quay at Orford, and a wide array of excellent places to eat and drink, including Pump Street Bakery, Pinneys of Orford, and several well-regarded pubs and restaurants in the surrounding villages.

The wider area offers outstanding lifestyle and leisure opportunities, with sailing and water sports along the River Ore, nearby nature reserves, and golf courses in Woodbridge and Aldeburgh. Snape Maltings is also a short drive away, known for its independent shops, cafés, galleries and renowned performance venues.





THE PROPERTY

Featured in a compendium of Suffolk's 100 best buildings, Smokey House is one of Suffolk's most distinctive residences, famously modelled by Lilliput Lane and admired for its striking revival-style architecture and unmistakable character. Following an exemplary two-and-a-half-year refurbishment and extension, the house has been sensitively modernised to a high standard, carefully preserving its historic features and unique charm while reflecting its origins as a smokehouse and later a gamekeeper's cottage on the Sudbourne Estate. Inside, the property offers five well-proportioned bedrooms and four bathrooms, alongside a thoughtfully designed layout well suited to modern living.

At the heart of the home is a spacious kitchen that opens seamlessly into the sitting and drawing rooms, creating an elegant, versatile flow for everyday living and entertaining. These generous reception spaces are filled with natural light and character, combining comfort with a refined sense of style.





THE ANNEX

Smokey House further benefits from a self-contained one-bedroom annex, thoughtfully arranged with its own open-plan kitchen and living area, as well as a separate bathroom, providing a well-designed, comfortable, independent space.

This versatile accommodation is ideal for guests, extended family, or multigenerational living, offering both privacy and flexibility while remaining closely connected to the main house. Set within the stunning grounds, the annex enjoys a peaceful setting with a beautiful woodland backdrop, enhancing its sense of seclusion and charm and making it an inviting retreat in its own right.

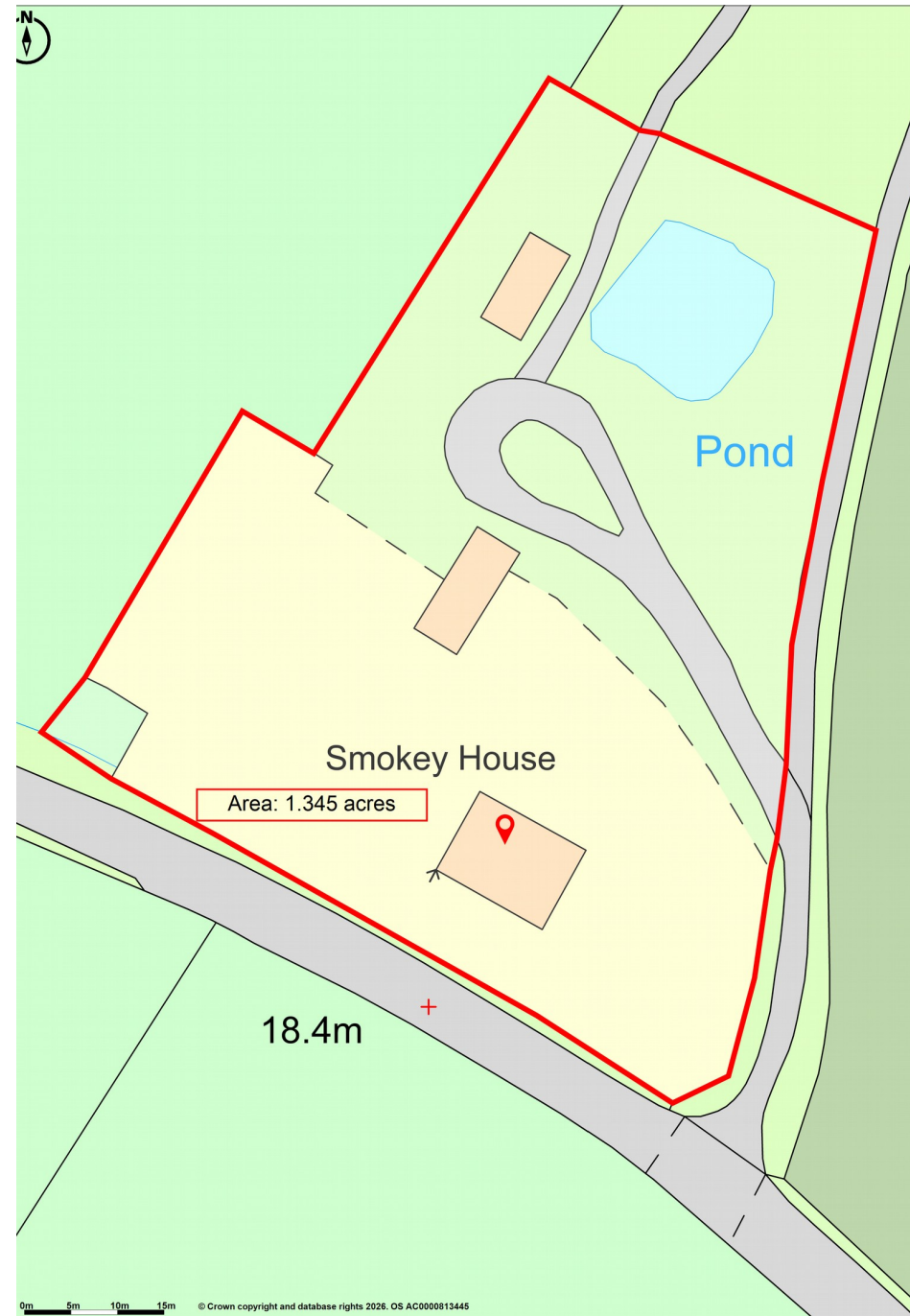




THE GROUNDS

Set within approximately 1.5 acres of beautifully landscaped grounds, Smokey House enjoys a sense of privacy and seclusion, surrounded by mature planting and a picturesque woodland backdrop that enhances its tranquil setting.

The gardens provide an exceptional setting for both relaxation and entertaining, complementing the character of this remarkable Suffolk home. The property also benefits from two generous garages, offering ample space for parking, storage, or potential workshop use, adding to its practicality and overall appeal.



Smokey House, Sudbourne

Approximate Gross Internal Area = 222.2 sq m / 2392 sq ft
Annex = 48.8 sq m / 525 sq ft
Total = 271.0 sq m / 2917 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Knight Frank

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



James Harmer MRICS
01394 334571
james.harmer@knightfrank.com

Knight Frank Woodbridge
The Barn, Ufford Road
Woodbridge, Suffolk, IP12 2QE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF East Anglia Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF East Anglia Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF East Anglia Ltd. 2. Material Information: Please note that the material information is provided to KF East Anglia Ltd by third parties and is provided here as a guide only. While KF East Anglia Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. KF East Anglia Ltd, a limited liability company registered in England with registered number 16443611. Our registered office is at The Barn Hempland Barn, Ufford Road, Woodbridge, Suffolk, IP12 2QE. KF East Anglia Ltd is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP. Each entity or practice in the Knight Frank global network is a distinct and separate legal entity. No Knight Frank entity acts as agent for, or has any authority to represent, bind or obligate in any way, any other Knight Frank entity. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

