

THE OLD RECTORY

Magazine ➡



THE
COUNTRY
HOUSE
DEPT.





THE OLD *Rectory*

Little Blakenham, Ipswich, Suffolk IP8 4LS



The Old Rectory sits within its own world. Surrounded by its mature grounds, it has a sense of seclusion, an oasis of calm and quiet, with the church and open fields beyond providing a striking and beautiful backdrop. This is a special house. Exceptionally pretty, with its Georgian façade and distinctive Dutch gables, it has a softness and charm. Dating back to the 16th century, it has evolved over time and now feels both characterful and easy to live in.

You enter through an impressive central hallway, from which the house unfolds. Rooms lead off in all directions, creating a natural flow that works for both family life and entertaining. The light is a real feature, moving through the house beautifully from morning through to evening, both downstairs and up. The main reception rooms open onto either the sun-trap courtyard or the gardens beyond, with fireplaces, sash windows and well-balanced proportions adding elegance throughout.

The principal bedroom is a standout. Spacious, light and calm, with views across the gardens. The remaining bedrooms are all well-sized and equally well positioned.

The additional barn offers real flexibility. Currently used for entertaining and storage, it has hosted many memorable gatherings over the years.

The gardens strike the right balance. Private and peaceful, with year-round colour and plenty of space for children to play.







THE FINER *Details*

Bedrooms

7

Reception Rooms

3

Bath/Shower Rooms

4

Suffolk Barn

Tennis Court

Acreage

2.5

What3Words

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Co-Ordinates

52°05'51"N , 001°04'20"E

Services

Mains electricity
Private water and drainage
Oil fired central heating

EPC

TBC

Council Tax

Band G

Local Authority

Mid Suffolk District Council.

















ABOUT THIS *Area*



Little Blakenham is a quietly positioned Suffolk village with a genuine sense of community, surrounded by open countryside and wide, open skies.

Weekends are where the area really comes into its own. Aldeburgh and Frinton-on-Sea are both within easy reach for sea air, fresh fish and long coastal walks, as well as excellent golf courses. Closer to home, nearby villages such as Needham Market and Bildeston offer a selection of well-regarded pubs, farm shops and local amenities that make this part of Suffolk so loved.

There are miles of footpaths and quiet lanes to explore, with walks straight from the door through gently rolling farmland, alongside a calendar of country shows and local events that lend themselves to an outdoors way of life.

Ipswich is a short drive away, offering a wide range of shops, restaurants and everyday amenities, including a Waitrose.

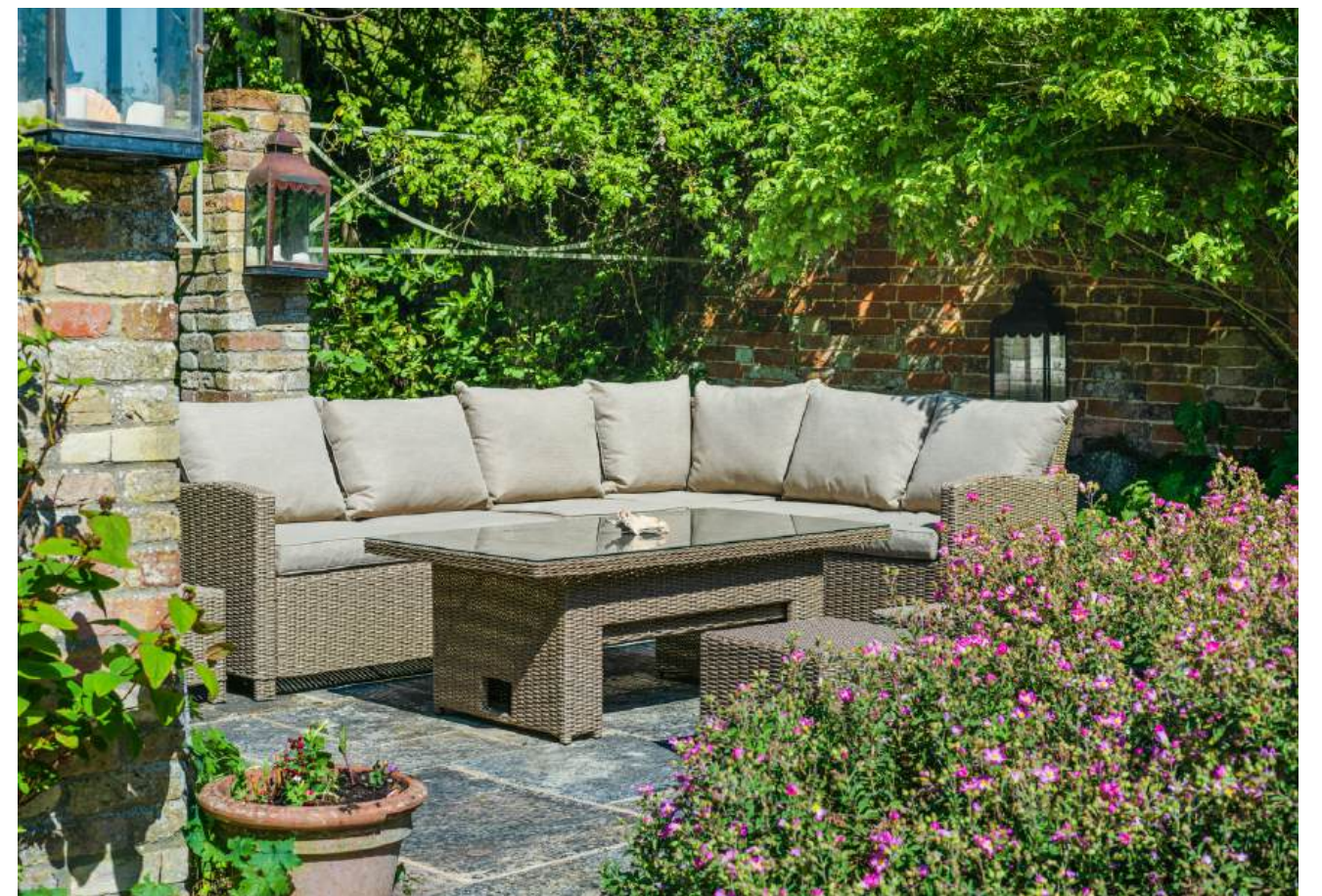
The area is particularly well regarded for schooling, with excellent options including Ipswich High School, Framlingham, Royal Hospital School, OBH and Orwell Park School, alongside a number of strong state & grammar schools.

Despite its peaceful setting, Little Blakenham is well connected, with easy access to London and Cambridge, making it a practical choice for those balancing country life with work.

















POINTS OF *Interest*



Towns and Cities

Ipswich 4.8 miles
Stowmarket 9 miles
Woodbridge 13.5 miles
Long Melford 18.6 miles
London 86 miles

Pubs & Restaurants

The Bildeston Crown, Bildeston
Peacock Inn, Chelsworth
The Unruly Pig, Woodbridge

Train Stations

Ipswich Station 5.4 miles
Manningtree Station 15.3 miles
Needham Market Station 5.5 miles

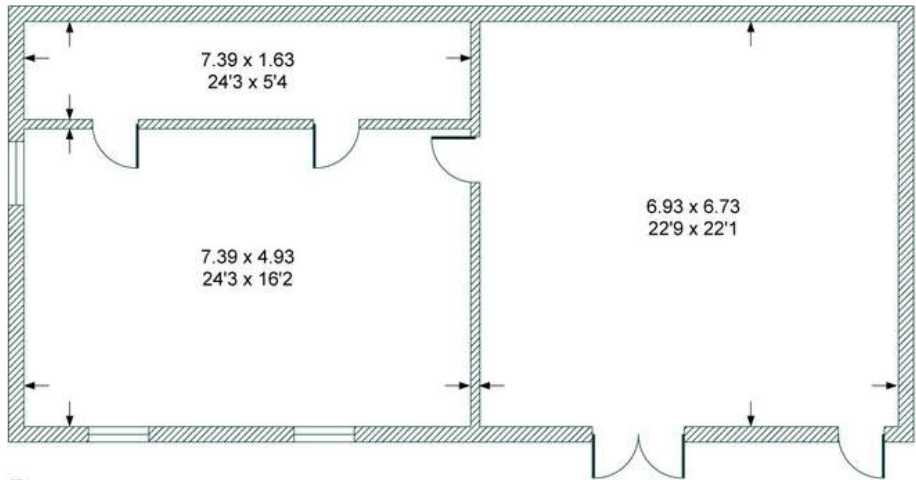
Airports

Stansted Airport 51 miles
Southend Airport 60 miles
London Heathrow 115 miles

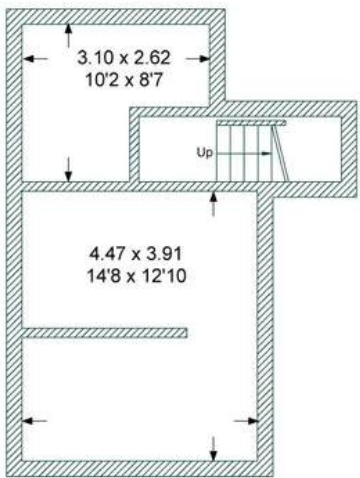
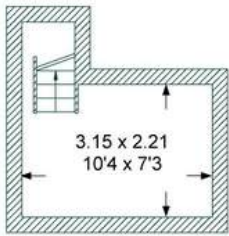


FLOORPLANS

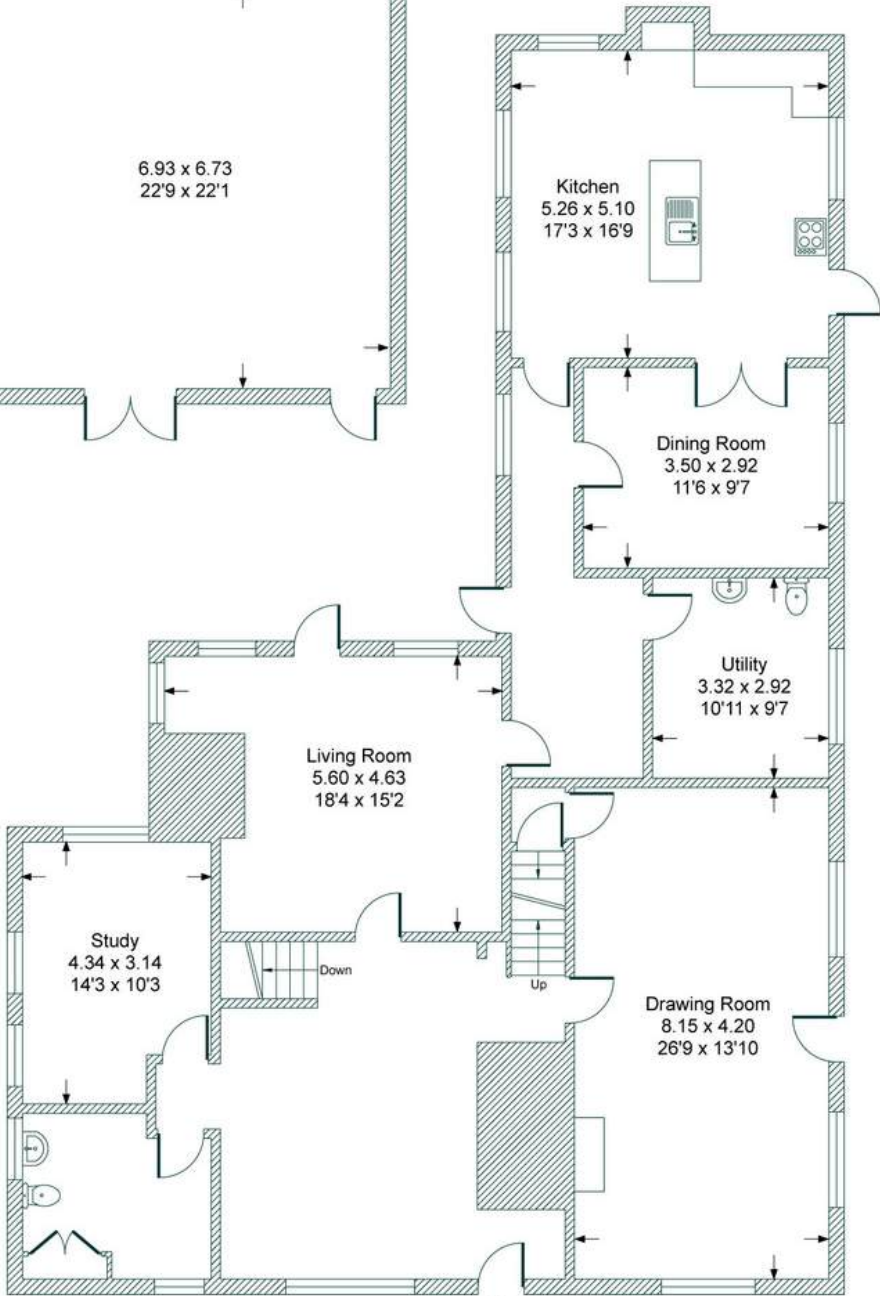
The Old Rectory



Barn

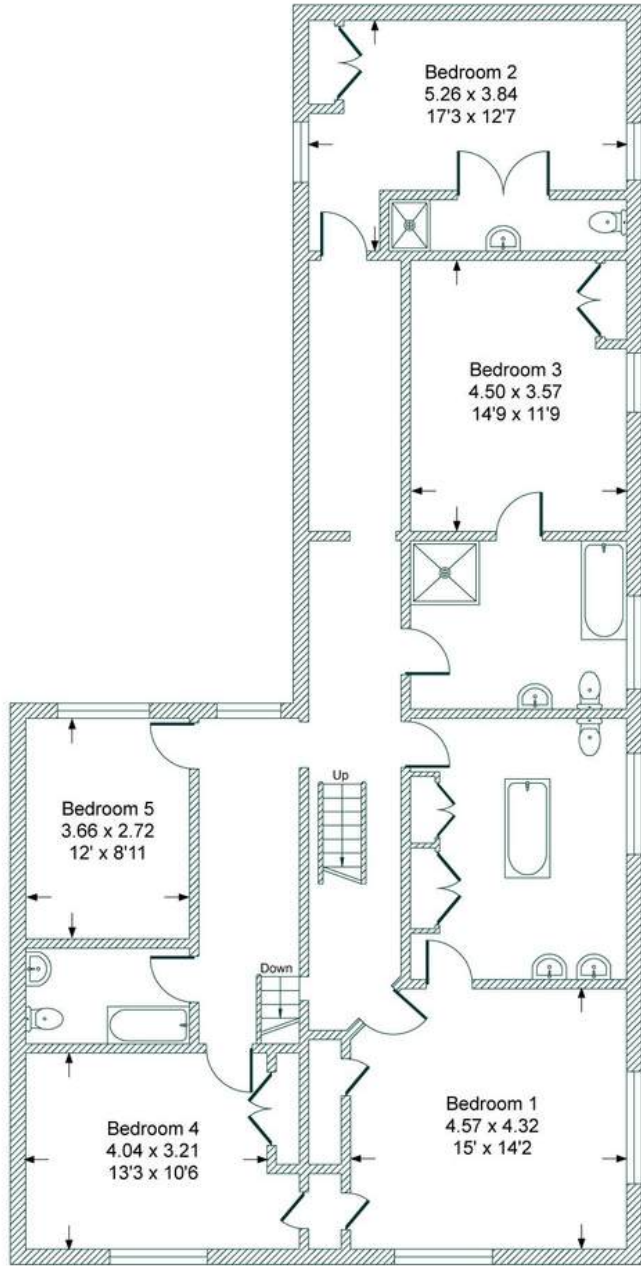


Cellar

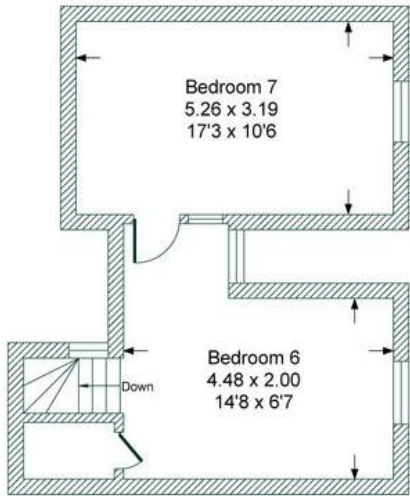


Ground Floor

IN



First Floor



Second Floor

Total - 499.5 sq m / 5,378 sq ft
 House - 402.3 sq m / 4,331 sq ft | Barn - 92.2 sq m / 1,047 sq ft

AREA GUIDE

Suffolk

Suffolk offers big skies, sweeping coastlines, and a slower pace of life. Its seaside towns, Aldeburgh, Southwold, and Orford, are famed for fresh seafood, colourful beach huts, and independent shops. Inland, the medieval wool towns of Lavenham and Long Melford showcase timber-framed buildings and rich heritage. The landscape is gently undulating, with rivers, meadows, and farmland perfect for walking or cycling. Food lovers are spoilt with farmers' markets, artisanal producers, and award-winning pubs. Suffolk is also known for its thriving arts scene, from Aldeburgh's music festival to galleries and theatres across the county. Well-connected yet distinctly rural, Suffolk is a county that blends history, culture, and coastal beauty in equal measure.

Walk - Bures Dragon Walk

Created for the Queen's Diamond Jubilee, the chalk outline commemorates a local legend of a dragon that once terrorised the village. While the dragon sits on private land, it's easily viewed from St. Stephen's Chapel.

Eating Out - The Three Horseshoes

A family-run country pub and restaurant, it serves delicious local food. In 2024, it was awarded three rosettes from the AA Restaurant Guide and a Michelin Bib Gourmand and named Pub of the Year.

Event - The Suffolk Show

The Show celebrates local rural life, showcasing the best of agriculture, equestrian events, local food, and country pursuits, from livestock displays to show jumping and artisan stalls.

Day Out - Ickworth House & Gardens

This is a striking National Trust estate, with its grand Italianate rotunda, sprawling parkland, and beautifully landscaped gardens. Kids can explore the woodland play areas, while history lovers can delve into the fascinating past of the Hervey family, with scenic walks, cycle trails, and a café.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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