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The Quay House, 1 Station Road,
Woodbridge, Suffolk, IP12 4AU



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A magnificent Grade II listed Georgian townhouse with a beautiful and spacious interior amounting to about 4,164 sq ft along with a good sized garden and views towards The Deben.

This landmark property is believed to date back to the early 1800s (possibly earlier) and displays classic features throughout including high ceilings, generous room proportions, fireplaces and a fine selection of large sash, bay and dormer windows as well as a central oriel window. There is also a central 8 panel front door set in the handsome red brick façade with an arched fanlight and triangular pediment above as well as columns to either side.

- Entrance hall and reception hall
- Sitting room and dining room
- Kitchen/breakfast room
- Laundry and cloakroom
- Six bedrooms
- Four bath/shower rooms (two ensuite)
- Independent second floor suite
- Good sized garden

The interior has a pleasing layout and is beautifully presented throughout, comprising in brief: a welcoming entrance hall, a striking central reception hall, sitting room, dining room, kitchen/breakfast room, laundry, 2 cloakrooms, spacious first floor galleried landing with a study area, 6 bedrooms and 4 bath/shower rooms (2 ensuite).

The accommodation is arranged over 3 floors and there is also a large cellar comprising 3 rooms which is accessed via a trap door and staircase – this area has good onward potential to possibly provide a further dining room/games area etc (stp). The second floor provides a stunning independent suite which could be ideal for teenagers; it extends into the apex of the roof and comprises a kitchenette/dining area, sitting room/bedroom 6, bedroom 5 and a lovely ensuite bathroom.

The generous ground floor accommodation is ideal for entertaining and family living. There is a superb kitchen/breakfast room with a stone fireplace, attractive fitted units, a central island, 2 integral cookers, a gas hob and space for a large fridge/freezer. The dining room is situated to the rear of the house and we understand planning permission has recently been granted to extend outwards which would incorporate much glass into the extended rear wall. The sitting room has a fireplace and woodburner and there is also a cloakroom and laundry room which has direct access onto a private side passageway with ample space for bikes etc.

All the bedrooms on the first floor are generously proportioned and there are wonderful views towards The Deben to the front; the master bedroom incorporates a free-standing roll top bath, and the second principal bedroom has an ensuite bathroom. All of the bathrooms are stylishly fitted with contemporary suites.







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Approx. Gross Internal Floor Area 4164 sq. ft / 386.91 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Outside

The good sized and private garden forms a surprising and important feature. Part of the lawned area enjoys a southerly aspect whilst the enclosed alfresco dining garden enjoys a westerly aspect. This can be accessed via a useful side access from Station Road which is wide enough for bikes etc. The courtyard dining area is directly accessed from the rear of the house and incorporates a pergola shaded by a mature wisteria. Beyond is a good sized walled garden which is mainly laid to lawn. There is also a garden store.

Location

The Quay House is situated in the heart of Woodbridge, just a short stroll from the Thoroughfare and River Deben. The town offers a good selection of shops, boutiques, galleries, restaurants, hotels and pubs. There are schools for children of all ages, a cinema/theatre, doctors' surgeries, sports centre and a railway station with regular services to Ipswich connecting onto the mainline for London Liverpool Street station. The town enjoys the natural focal point of the River Deben providing wonderful sailing and riverside walks. The proximity of the Suffolk coast is a further attraction including the nearby seaside towns of Aldeburgh, Southwold and Thorpeness.

Note

Whilst The Quay House is a much-loved family home, the owners also let the whole house out through Airbnb for 50 nights a year. Weekly rents range from £2500 to £5000 and we also understand a previous owner ran a B&B from the property. Owing to its beautiful, spacious and flexible interior as well as its excellent location close to the Quayside, The Quay House will always be a popular holiday destination as well as a stunning home.

Directions

As you enter Woodbridge off the A12 roundabout, proceed down Ipswich Road and into Woodbridge. Continue past Notcutts Garden centre and into the town centre. The Quay House will be seen on the left hand side almost opposite The Riverside Theatre.

Important Information

Council Tax Band - G

Services - We understand that mains water, drainage, gas and electricity are connected to the property. We understand from the vendor there is a high pressure water system.

Tenure - Freehold

EPC rating - E

Our ref - CLE





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