



EH

EXQUISITE
HOME

GRADE II LISTED VILLAGE GEM

Overlooking a beautiful green in the centre of a quiet village is this Grade II Listed, seven bedroom period property. The original centre of the house dates back to the 16-17th century and is completed by a large Victorian extension. The property enjoys over an acre of quiet and secluded gardens, and presents too many opportunities to list, not least of which is the option to renovate and update the property to create a functional and stylish home. Finally, the property combines wonderful, period living space together with an established business opportunity.





"... the property is ideally situated for commuters and families alike, who are drawn to the area for the tranquillity of a rural lifestyle...."

The front of the property is currently run as a hardware and general goods store together with a small coffee and cake shop that has seen increasing business since its establishment; and the owners note that there is opportunity for the coffee shop business to expand its offering. This section of the property has been running as a business since its construction during the Victorian era, and offers a wealth of opportunity for an incoming purchaser to either take on the business or to let out this section of the property to generate an additional monthly income. To the rear and above the commercial aspect of this property is a generous period home that is designed to be (and indeed has been to the current owners) a wonderful family space. Additionally, given the size and generous proportions of the rooms, there may be scope to create a large B&B business, though this would likely be subject to planning consent and interested parties are encouraged to make their own investigations into this option.

The main entrance into the residential side of this property is found to the rear, where a Victorian extension has been designed to give this home a stately appeal with a brick porch area topped with



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battlements and an archway that leads to the front door, which has original stained glass work that is complemented by the matching stained glass panels surrounding the door. The hallway is spacious and bright, with the original Victorian tiling and a bright sash window. The hallway leads first to a snug, which can either be incorporated into the commercial aspect of the business or closed off to be used as a cosy room, with character beams and a corner window that overlooks a view considered by the current owners to be one of the property's highlights, as they thoroughly enjoy looking out at the mature yew tree in the courtyard garden. Next to the snug is a large reception room which enjoys an additional door to the outside and a large south-facing window that spills natural light into the room throughout the day.

There is an ornate original Victorian fireplace also located within the lounge which provides an elegant focal point in this space. Across from the reception room is the dining room, characterised by a large inglenook fireplace and beams which likely date back to the property's original construction in (probably) the late sixteenth century. The dining room opens into a hallway with side access to the garden, a ground floor shower room, and then through to the kitchen and utility room. The current kitchen is rather dated and would benefit from updating, but nonetheless presents the opportunity to create a masterpiece country kitchen in a space that is certainly not short of both light and height. The current owners suggested the possibility of knocking through into the current utility room to create a larger kitchen space, though we advise this option may be subject to planning consent given the listed nature of the building. Nevertheless, the kitchen enjoys exceptionally high ceilings and a large south-facing window that looks out into the lovely gardens. There is also a family room located above the kitchen wing, accessed by a hatch, which offers a unique additional space which may suit a number of uses.



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From the hallway there is a stunning Tudor spiral staircase that leads up to the first floor, where there are no less than seven large bedrooms! The layout works well, with each bedroom enjoying its own access from the hallways that meander through the property. The largest bedroom sits over the downstairs snug, and includes a second staircase that leads up to a huge games room above. There may be any number of uses for this extra space, not least of which is the possibility (of course, subject to planning and building consent) of utilising the bedroom, with its large inglenook and character beams, as a principle suite and creating a large and luxurious bathroom and dressing room above. Like the kitchen below, the bathroom on this floor would all benefit from updating, but this offers the opportunity for a purchaser to renovate this space to their own tastes and preferences.





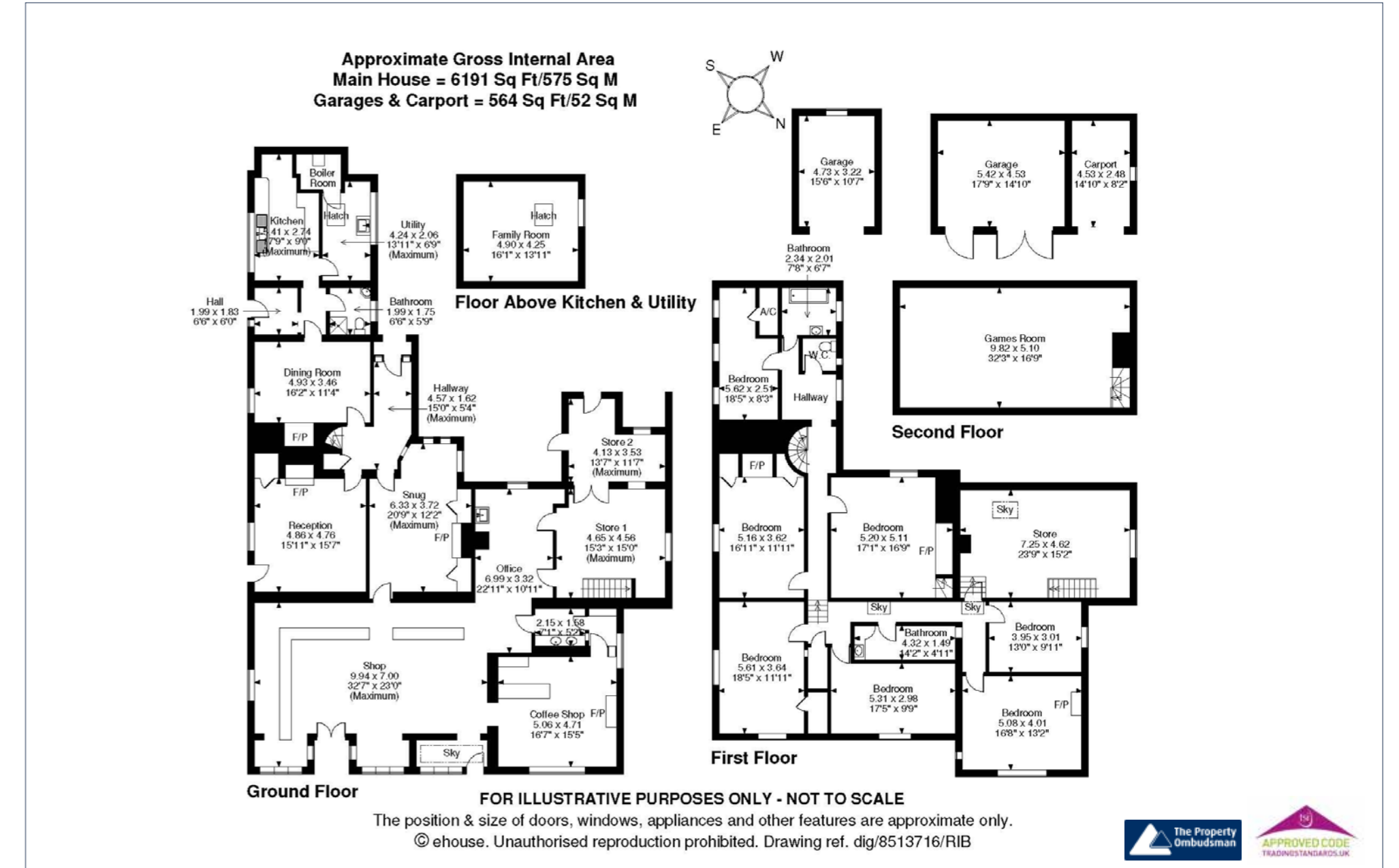


The property enjoys a generous plot of around an acre and a half, and the gardens stretch far back from the rear of the house to create a perfect idyll, almost a “secret garden” that’s shaded by beautiful, mature trees and which enjoys a small stream winding through the grounds. The current owners spent their childhood in the property and said “we thought it was fantastic to have the stream in the garden and to have so much space; all our friends used to come around to play, we had a treehouse that we’d spend hours in, and we just have so many happy memories here.” The grounds now are mostly lawn dotted through with mature trees, creating almost a parkland style vista from the rear of the house. With so much space, there’s room for a new buyer to create the garden of their dreams, and since the plot extends to the southwest of the property, the sunny aspect means it’s the perfect place to cultivate a wonderful kitchen garden, or even (subject to planning) install a swimming pool to create a luxury retreat. Also located within the grounds are two garage blocks and a large drive offering plenty of space for off-road parking.

Set overlooking a village green that’s dominated by a great willow tree, and where the stream that runs through the garden begins, the property is located in a central position in this picturesque village, which is set amongst undulating countryside and lies less than four miles to the west of Woodbridge, recently dubbed by the Sunday Times as one of the best places to live in Suffolk. The current owners recall growing up in the village and note that “we love the view of the village green and the church; it was a lovely place to grow up.” They also note that the community within the village is both friendly and active, with a number of clubs and societies to suit almost any interest: a history society, dancing club, bowls club, a mother and toddler group and book club, to name just a few. The property is located within walking distance to two highly rated gastro pubs as well as the village post office and shop, so popping out for that emergency pint of milk or to grab the morning newspaper will be a breeze.

LOCATION

There is an endless number of quiet countryside walks to explore in the miles of open land surrounding the village. There is a primary school located within the village that has been rated "Good" by Ofsted and is only a short walk from the property. The property is also within the catchment for the enormously popular Farlingaye High School, which has achieved an "Outstanding" Ofsted rating and is considered one of the top secondary schools in the county. Grundisburgh is also located less than ten minutes from the A12, and the village enjoys good transport links into nearby Ipswich, the county town of Suffolk. Located only a few miles from the Suffolk coast, the property is ideally situated to enjoy easy access to the popular seaside resort towns of Aldeburgh and Southwold, as well as the nature reserves at Minsmere and Dunwich, and the world-class concert venue at Snape Maltings. Trains from nearby Woodbridge Station run regularly to Ipswich, where direct services to London Liverpool Street station reach the capital in around one hour.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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