



Winter Barn | School Road | Coddham | IP6 9PS

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Winter Barn, School Road, Coddendam, Suffolk, IP6 9PS

“A superb opportunity to acquire this unique village property offering a wonderful mix of period charm and modern-day living situated in this sought-after Suffolk village”

Description

A most appealing and distinctive characterful home situated in the highly sought-after village of Coddendam approximately seven miles north of Ipswich. The property is located within walking distance from the village shop, playing field and a network of stunning countryside walks.

The accommodation comprises: entrance lobby, kitchen/dining room, inner-hallway, cloakroom, sitting room, first floor galleried landing, two bedrooms and 'Jack and Jill' shower room.

Winter Barn is beautifully presented and offers an abundance of period charm and character. This includes exposed timbers, mostly wood boarded flooring and fabulous vaulted ceilings on the first floor. Over the years the current owners have thoughtfully reconfigured and enhanced the property. This includes an attractive bespoke fitted kitchen, feature log burning stove to the sitting room and impressive staircase with glass balustrades. Further benefits include mostly double-glazed windows, oil fired central heating and on demand water heaters.

Outside and located to the side of the property are two off-road parking spaces and a pedestrian gate allowing access into the enclosed garden. The garden is attractively landscaped to include areas laid to lawn, well-stocked flower and shrub borders and a pathway which leads to the front door. Within the garden is a delightful summerhouse and useful timber shed.

About the Area

Coddendam is approximately seven miles north of Ipswich and is a typical English village with church, village shop, recreation ground, leisure centre and Coddendam Country Club. It won village of the year in 2002 for its community spirit and there are some fantastic country walks within the village. Within walking distance or a short drive Retreat East can be found in the neighbouring village of Hemingstone offering holiday accommodation, restaurant and Spa facility.

There is easy access to the A140 to Norwich and A14 to Bury St Edmunds and Cambridge to the west and to Ipswich, Colchester and London via the A12 to the south and east. You are just 15 minutes from the centre of Ipswich by road, which has a main line station to London Liverpool Street journey time of about 60 minutes.

There is a range of independent schools nearby and local primary schools include Stonham Aspal, Henley and Helmingham, whilst senior schools can be found at Debenham and Claydon. Further amenities can be found in the nearby towns of Needham Market, Stowmarket, Debenham and Ipswich.

The accommodation comprises:

Front door with glazed panel to:

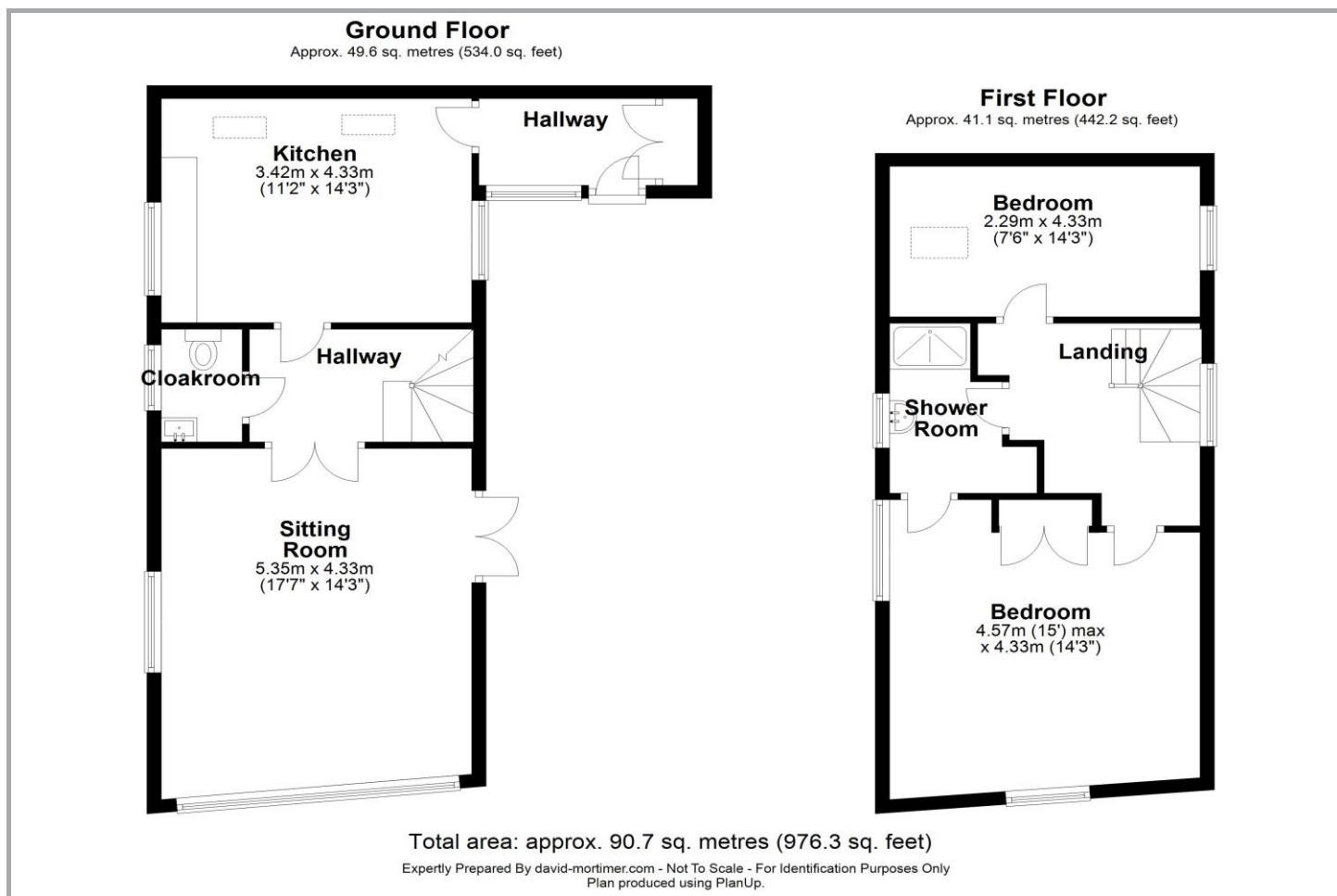
Entrance Lobby

Full height window to garden, built-in storage cupboards, coat hanging space, slate flooring, wall-light, part-wood boarded walls and part-glazed door to:

Kitchen/Dining Room Approx 14'3 x 11'2 (4.33m x 3.42m)

An attractive bespoke fitted kitchen comprising one and a half bowl sink unit with mixer tap over, wooden work surfaces with matching returns, base cupboards and drawers under, Leisure range style cooker





with five plate gas (Calor) hob, warming plate, double oven and grill, stainless steel splash back, space for washing machine or dishwasher, plate rack and display shelving, window to both side elevations, two radiators, slate flooring, roof lantern and glazed door to:

Inner-Hall

Open-tread stairs to first floor with glazed balustrade, built-in under stair cupboard housing fridge/freezer, part-wood panelled walls, wood boarded flooring, glazed double doors opening to the sitting room and door to:

Cloakroom

Comprising low-level flushing w.c with concealed cistern, vanity sink unit, tiled splash back, part-wood panelled walls, tiled flooring, radiator and window to side elevation.

Sitting Room Approx 17'7 x 14'3 (5.35m x 4.33m)

A large feature window with attractive shutters to front elevation, window to side elevation, French doors to rear garden, three radiators, large modern log burning stove, exposed timbers and wood boarded flooring.

First Floor Galleried Landing

An impressive landing with vaulted ceiling, exposed timbers, glass balustrades, window to side elevation, exposed chimney and doors to:

Master Bedroom Approx 15' max x 14'3 (4.57m max x 4.33m)

A magnificent vaulted ceiling, exposed timbers, window to front and side elevations, built-in wardrobe cupboards, two radiators, wood boarded flooring and door to:

En-Suite Shower Room

Comprising shower cubicle, low-level flushing w.c, pedestal hand wash basin, part-vaulted ceiling, exposed timbers, radiators, window to side elevation and door to landing.

Bedroom Approx 14'3 x 7'6 (4.33m x 2.29m)

Window to side elevation, vaulted ceiling, Velux window, radiator, built-in wardrobe cupboards with plumbing for washing machine and wood boarded flooring.

Outside

Located just to the side of the property is off-road parking for two vehicles and a side pedestrian gate allowing access into the garden and to the front door.

The garden is positioned to the right-hand side of the property and is mainly laid to lawn with attractive well-stocked flower and shrub borders. Within the garden is a useful timber shed offering power and light, central summerhouse with log and light providing an ideal space to sit and enjoy the garden, an outside tap, outside power socket and wall-mounted oil-fired boiler.





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Energy performance certificate (EPC)		
Winter Barn School Road Godsham IPSWICH IP6 9PS	Energy rating E	Valid until: 16 December 2032 Certificate number: 9928-2200-0102-3690-1000
Property type	Detached house	
Total floor area	92 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions /https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9928-2200-0102-3690-1000?print=true>

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