



'A home full of character in a sought after village'  
Ufford, Woodbridge, Suffolk | IP13 6DW

FINE & COUNTRY

# WELCOME



Hurry! This historic house in a sought-after village is a rare opportunity indeed – it last changed hands almost fifty years ago, which says everything about its enormous appeal. With plenty of historical features, three generous reception rooms, four bedrooms and a large south-facing garden, viewing is highly recommended.













- Delightful Period Home - Not Listed
- Very Popular Location
- Was Originally Three Cottages
- First Time Sale Since The Mid 1970's
- Wonderful Period Features
- Fine Drawing Room
- Formal Dining Room with Inglenook Fireplace
- Useful Study and Aga Kitchen Breakfast Room
- Four Bedroom
- Sizeable, Charming Gardens

Outside, it's a charming English cottage, leaded windows in a warm apricot render under a pantile roof. Inside, the true age and composition of this house becomes apparent with its many period features – ancient cottage doors, Suffolk latches, beams, huge brick chimneys, and more. Uncovering its intriguing history is sure to be the delight of its next owner.

Three small cottages, parts of which date back to around 1600, have been sensitively joined into one, and to these ancient spaces have been added two rear extensions, lovingly and meticulously designed by its long-term owner. The house is entered through a porch into a large formal dining room, an imposing space, crossed with Tudor beams overhead and centred on a wide inglenook fireplace with open grate. It's a room at the heart of the house, rather like a formal medieval hall, with access to all other ground floor rooms. The adjacent kitchen has a charm all its own. Some might say it's in need of an upgrade, others will say that its retro look has come around again. It was once a tiny one-up-one-down cottage called "The Shack" and you can see the name still hanging on a cupboard door. Ancient oak pillars informally divide the space into cooking and eating areas and are a remnant of the original end wall. A traditional Aga occupies the ancient chimney, but there's the option of an electric stove also. With Amtico floor underfoot, plenty of space for a table and chairs, two old built-in cupboards and a large pantry, the basics are all here. French doors lead to the garden.



\* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.















The large sunny sitting room is actually a modern extension but fits seamlessly into the character of the house. At over 270 square feet, there's plenty of room for a crowd. A full-height brick chimney breast houses another open grate below while to one side a handsome wide bookcase is built into the alcove. Light streams in from the south and west via triple-aspect windows, one of which is a striking Jacobean-style square bay window onto the garden. French doors lead into a terrace. South-facing and sheltered by the house on three sides, this is a lovely warm spot which might be enclosed to form a conservatory.

If you fancy a cosier spot, the "snug" is just the thing. A wide opening to the sitting room offers the option of keeping the spaces connected - or, if preferred, of closing the old wood and stained glass double doors and hunkering down in front of the smaller fire in here. This room might equally function as a home office - the options are many in this spacious and accommodating house.

Also, downstairs is a shower room with a wide walk-in cubicle.

A grand double-height window lights the stairs which lead to a long landing under the eaves. Light up here comes in through a dormer window with casement onto the garden. Ancient beams and columns, and the odd change of level, speak to the building's past. It's atmospheric, yet welcoming.

Above the large sitting room, the master bedroom is of an equal size. The downward pitch of the roof, however, gives it a cosier, more enclosed feeling. Three other bedrooms are less grandiose but certainly not small. All feature the occasional beam, and dormer windows at the roofline.

Three of the bedrooms have large, really useful built-in closet space. Another still has the tiny stairs up from the kitchen, though it is also accessed from the main landing.

The family bathroom is spacious and bright. An oriel window to the garden admits plenty of light, though two smaller windows either side of the vanity help too. The recess in which the bathtub sits is fully tiled, so installing a shower screen would be a quick and easy improvement - the lovely old brass taps already have the shower extension. Helpfully, a large airing cupboard is in here. There is an outdoor building outside the kitchen which currently houses a washing machine, sink, outdoor toilet and freezer.

The large south-facing garden is largely put to grass with some mature trees and shrubs dividing it into separate areas - "garden rooms". In the summer, the rear of the house enjoys a display of wisteria and a glorious Madame Alfred Carriere rose. A sunken pond, sheltered by a low brick wall on two sides, is in need of a little attention but its potential is clear to see. A dilapidated glasshouse will be a fun project too. Also, to be found in the garden are prolific damson and Victoria plum trees, an enormous monkey puzzle tree, and a second pond. There are two large useful sheds in the garden both of which have power connected.

Off-street parking is to the side of the house, in front of secure gates to the garden.

"The decision to sell has been very difficult. It's been such a happy place", says the owner, who clearly bestowed so much thought and care on this much-loved home.







Vendor Library Images









# STEP OUTSIDE

Ufford is a quintessential pretty English village and is lucky enough to still have two pubs closeby – The White Lion and The Ufford Crown, both serving food. It's well placed, being less than two miles away from Wickham Market with a supermarket and independent butchers and only ten minutes away from the pretty town of Woodbridge on the River Deben. Ipswich is less than 12 miles away, from where are fast and frequent trains to Liverpool Street, meaning commuting to London is perfectly possible.

Suffolk Coasts and Heaths manage a large area of natural beauty close by with many destinations, Orford Ness and Sutton Hoo being just two. World-renowned Snape Maltings concert hall, home of the Aldeburgh Festival in June as well as a year-round events schedule, is within a quarter of an hour's drive.

Agents Notes

Tenure: Freehold

Local Authority: East Suffolk District Council – Band G

Services: Mains Water, Electricity & Drainage. OFCH. The property also benefits from a whole house water softener system. Gas is in the village and out at the front of the property but is not connected.

The house has a closed circuit Bascom security system, remote controlled smart Hue lighting and smart Honeywell heating control. It may well be one of the oldest smart houses about! All of the above can be controlled remotely.

Directions: What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property.

What 3 Words Location - "spin. condense. bandaged".





Property - DIS4375  
Approx. Internal Floor Area - 2059 Sq ft / 191.3 Sqm



Ground Floor

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First Floor



Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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