



EH

EXQUISITE
HOME

ENDLESS OPPORTUNITY

The very tip of northeast Suffolk encompasses a vast amount of beautiful countryside. The Suffolk Coast and Heaths AONB ends in the little village of Mutford, five miles southwest of Lowestoft, Carlton Marshes Suffolk Wildlife Trust lies beside beautiful Oulton Broad and the stunning Heritage Coast with its gracious seaside towns of Southwold, Aldeburgh, Thorpeness and Dunwich is a few miles to the south. The iconic Norfolk Broads begin at Beccles and the bustling community of Lowestoft, England's most easterly town, is very well-served with schools, shops, leisure and sports facilities. Transport links are excellent here, with regular trains running south from Lowestoft to Ipswich and thence to London Liverpool Street, the A12 connecting Ipswich, Colchester and Chelmsford all the way to London and the A146 heading inland to Beccles.

The village of Carlton Colville is located four and a half miles southwest of Lowestoft. There have been inhabitants here since at least prehistoric times, with a number of stone axe heads dating back to the early Bronze Age found here. The Saxons had a thriving settlement in the area and the village is mentioned in the Domesday Book. The remains of a moated medieval manor can be found to the south of Carlton Colville. Marshland and reedbeds surround the River Waveney to the north of the village and rare water plants and wildlife are everywhere. The village is well served with a primary school, a pub, community centre, petrol station, hairdresser, coffee house and vet's practice. The parish church of St Peter's dates back to the thirteenth century and is Grade II* listed. The popular East Anglia Transport Museum is also located here.





Standing on a quiet road and surrounded by open countryside is this former farmhouse, built in 1903. Having functioned as a working farm for seventy years, it was bought in 1975 by the present owner's parents. They worked hard to improve it and added very greatly to its size with various extensions, both to the house and outside in the one acre grounds. It is in need of considerable modernisation, but has good bones and an almost unlimited amount of potential. A handsome pair of brick pillars and a wooden gate give access to the drive which meanders up to the house via the lawn and a number of mature trees. There is a splendid open porch with glass roof and pillars which is the ideal place to shelter from the rain, leave parcels or stow muddy boots and shoes. There is a magnificent orchard, planted in the mid-1970s, with apple, pear, plum and peach trees. There are over thirty different types of apple tree, some extremely rare.

The porch opens straight into the large, L-shaped double aspect sitting room via a pair of double doors, a very roomy and useful space. To the left is the spacious front room with a sturdy brick-built fireplace with oak bressumer beam and niche, housing a wood burner. The room opens into a smaller snug, also with a wood burner. This would make the perfect space for any family configuration, cosy in winter, cool in summer. There is a small, square central hallway with the staircase rising up to the first floor, from which a door opens into the large dining room and kitchen. There is more than enough room here to convert this room into a more contemporary living/dining/kitchen space if required. A large brick arch leads through to the breakfast room which could be incorporated into the overall space, giving much more scope for conversion. To the right, off the boiler room, is a useful downstairs cloakroom and a large storage cupboard. There is also a sunny conservatory to the right, with two separate doors out into the garden. This is the ideal place to bring on seedlings, over-winter plants and enjoy a coffee or a glass or wine while gazing out over the lovely grounds. The ground floor accommodation is completed by the absolutely vast, light-filled garden room to the rear of the house. The owner's parents used to run their business from here and there is more than enough room to convert it into a large family room, an office space, a playroom or even another reception room. A workshop forms an L-shape alongside it, adding to its dimensions.







“The house is flooded with natural light...”

The staircase leads up to the first floor landing from which radiate four bedrooms and the four piece family bathroom. With the correct permissions in place, it would be perfectly possible to convert one of them into an en suite, and to reconfigure this floor. However, there is more than enough room to accommodate a family.





“A space to relax...”

A long summer house with two sets of double doors was built around five years ago and was used to house tropical fish. It would make a perfect teenage hangout or a garden bar. There is a simply stunning greenhouse, built on a large scale, which was used to grow banana trees, oranges, limes, lemons and other tropical fruit. Once cleaned and repaired, it could easily be restored to its former glory.



LOCATION

The house sits on a generous plot amounting to just over an acre. Over the years, the owner's parents have built a number of outhouses, sheds and garden rooms to house their hobbies and for extra storage. There is a large paved area at the back of the house, ideal for al fresco dining or parties, a pretty pond covered in lily pads with a wooden bridge spanning it, rambling pink roses climbing up the walls, a number of mature trees including walnuts, pine and eucalyptus, gooseberries, redcurrants, rhubarb and many mature perennials. The integrated workshop next to the garden room was built around twenty years ago and has its own wood burner. The large garage was built around fifteen years ago and there are three stores of differing sizes attached to it. They were built to house the owner's father's collection of scale model planes and add a great deal of value and potential to the grounds of the house. There is a small separate garden store, ideal for stowing garden machinery and furniture away from the elements. The village is a supportive and close-knit community. Most of its inhabitants have lived there for many years and help is always available if required. The lovely seaside resort of Southwold is only ten miles away, there is a small local shop in the village and both Beccles and Lowestoft are an easy drive away for all other amenities.

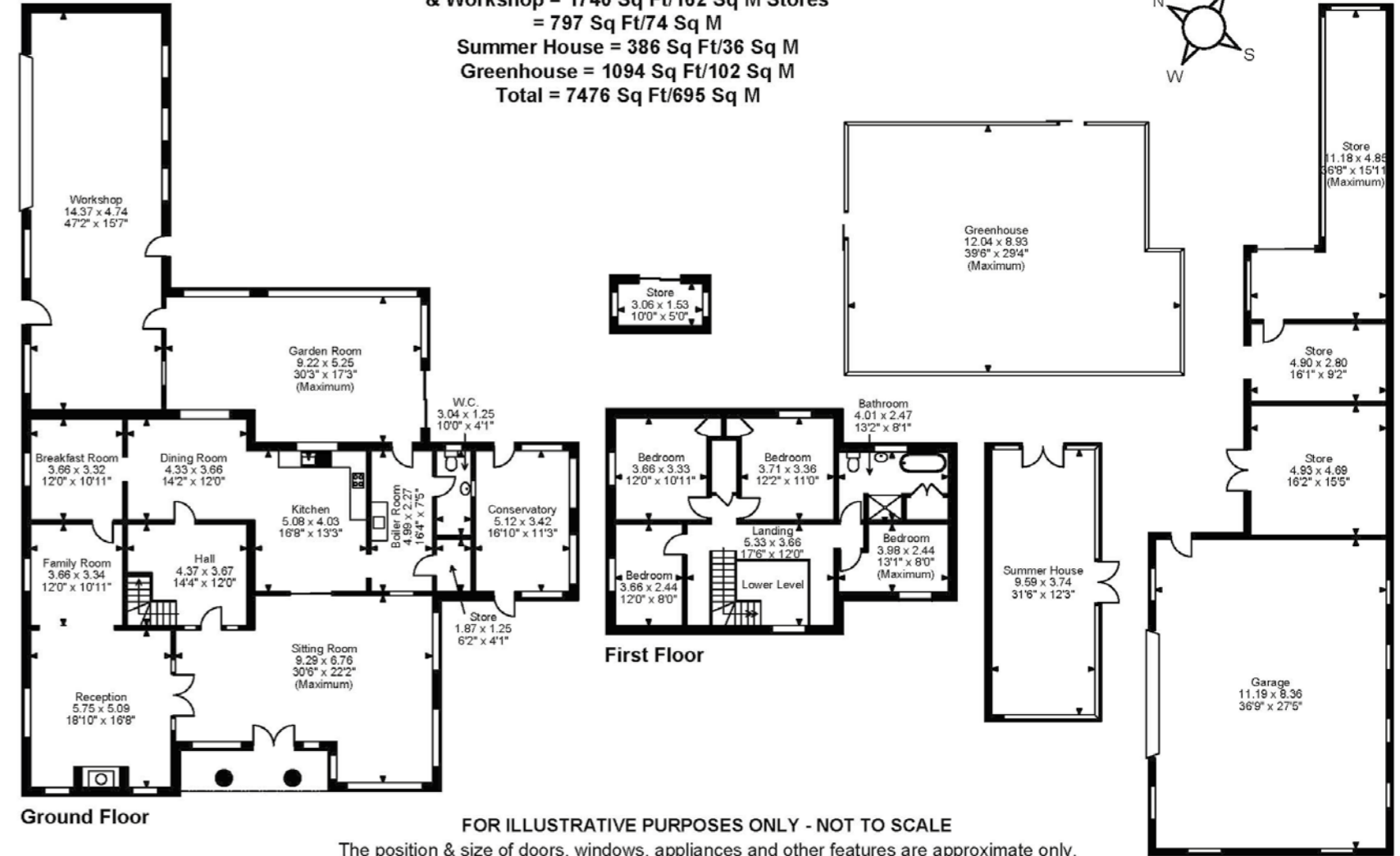
Enjoying a peaceful rural location, uninterrupted views of open countryside, plenty of off street parking, spacious grounds, a vast and flexible interior with lots of potential for improvement and a multiplicity of outhouses, this much-loved and extended family home offers the chance for a rewarding project.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	35 F	
1-20	G		



Approximate Gross Internal Area
Main House = 3459 Sq Ft/321 Sq M
Garage & Workshop = 1740 Sq Ft/162 Sq M
Stores = 797 Sq Ft/74 Sq M
Summer House = 386 Sq Ft/36 Sq M
Greenhouse = 1094 Sq Ft/102 Sq M
Total = 7476 Sq Ft/695 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8561489/DAK

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.

EH

**EXQUISITE
HOME**



EXQUISITE HOME

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.

EH
EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpster House, 8 Station Road, Histon, Cambridge CB24 9LQ

T +44(0)3455 651681 E enquiries@exquisitehome.co.uk