



EH

EXQUISITE  
HOME



### *A Landmark Historical Building...*

To the northeast of Ipswich, close to the hospital and not far from the town centre and beautiful Christchurch Park is this magnificent redbrick mansion thought to have been built as a gentleman's residence for the Ransome family in the nineteenth century. The Ransomes ran their own extremely successful engineering business in the town and when their house was built, it had an uninterrupted view down to their premises on the waterfront. With a bell tower, typically Victorian architectural embellishments so typical of the Gothic style and a delightful, high ceilinged interior, it has been sympathetically converted into apartments. It forms part of the St Mary's Estate and was formerly used as a girls' convent school. Twenty years ago, it was bought by a local building firm who converted the house into apartments and built further houses. The communal lawn was used by the school for sports days and there is still a lovely woodland area as part of the estate, with a path from the house down to Spring Road and thence into Ipswich itself. The present owner bought the ground floor apartment in 2017, attracted by the large rooms, high ceilings, period features, natural light and wonderful location. Since moving in, she has redecorated throughout. There are two dedicated parking spaces at the front of the house and use of the communal garden.

The apartment is accessed via the magnificent communal hall with its original Victorian staircase, fireplace and grand dimensions. The front door leads into the spacious hallway. To the right is a useful study, ideal for anyone who has to work from home. It could be used as a single bedroom if desired and is a flexible space. To the left is the kitchen with its door leading out on to the large private terrace looking out over the garden. With its integrated electric oven and grill, electric hob, extractor hood, solid wood cabinets and natural light, it's an attractive space with lovely views over the lawn. A door leads into the lounge/dining room which is an absolutely stunning space. Large and south facing with a high ceiling, generous bay window looking over the terrace and original Victorian fireplace complete with mantelpiece and decorative tiles. Natural light pours in through the window and even in winter, the owner hardly uses the heating as it is a naturally warm room. The original cornicing and ceiling rose are still in place and there are attractive Victorian-style cast iron radiators. At Christmas time, it lends itself extremely well to a Christmas tree and it is ideal for cosy nights with a glass of wine. The terrace is the perfect place for a party overspill or barbecue.







### *Delightful Period Features...*

Leading off the hallway to the right is the charming principal bedroom. In here, as in the rest of the apartment, the original period features remain and with its large bay window, high ceiling and pleasing proportions. It benefits from a smart four piece en suite bathroom with bath and shower over, a walk in shower and a useful cupboard for storage. The second bedroom is also well proportioned and spacious with a smart en suite shower room with a green glass counter top basin.



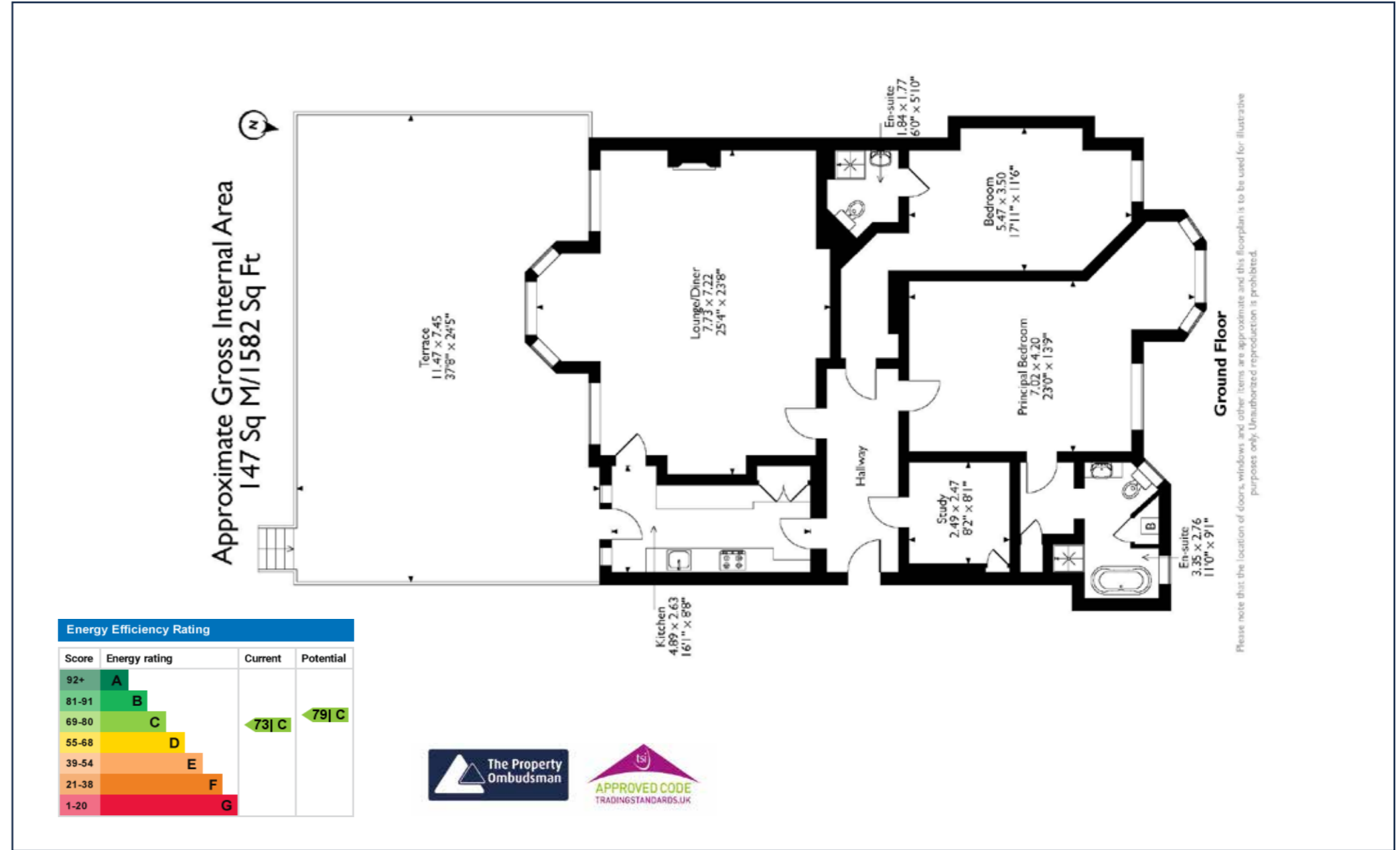


# LOCATION

In spite of its location relatively close to Ipswich town centre, the apartment and the grounds are quiet and peaceful. A mix of families, professionals and more elderly residents live in the apartments and houses and there is a strong sense of community. There is a vibrant residents' association which produces a regular newsletter and organises cake sales and seasonal celebrations. The Co-op is a couple of minutes' walk away and there is a Chinese restaurant and Post Office nearby. The house is next door to St Mary's Primary School and church and the town centre is an easy fifteen minute walk away.

Suffolk's county town, Ipswich, is a thriving community with a restored waterfront and marina lined with popular cafes and bars as well as being the home of the University of Suffolk; many parks and open green spaces, the medieval quarter with its handful of perfectly preserved streets and houses, the Regent Theatre, a plethora of cafes, restaurants and bars, plenty of state and private schools and a vibrant cultural scene. The town is extremely well connected with regular fast trains running from the station into London Liverpool Street in under two hours and the A12 connecting it with Colchester, Chelmsford and London. The A14 runs north towards Cambridge, Peterborough and the Midlands while historic market town Woodbridge and the beautiful Heritage coast are both within easy reach. Christchurch Park is a delightful open green space dotted with mature trees, rolling slopes and play equipment and dominated by the magnificent Tudor Christchurch Mansion. There are a number of parks and open green spaces in the town and it has plenty of leisure activities, independent shops, cafes and restaurants and facilities for all age groups.

Located in a fantastic part of town, with beautiful private communal grounds, woodland, car parking, a light-drenched interior with spacious and versatile accommodation and many period features, this delightful apartment is an absolute Victorian gem.



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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