



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

Located on a quiet residential street in the ever-popular area known as “Old Felixstowe” is this grand four bedroom, four bathroom former vicarage that has been completely remodelled by the current owners into a fantastic new home offering the finest modern luxuries, including underfloor heating throughout and the chance to design your own dream kitchen. Only a short walk to the beach, this is the perfect hideaway from which to explore the finest that the famed Suffolk seaside has to offer.





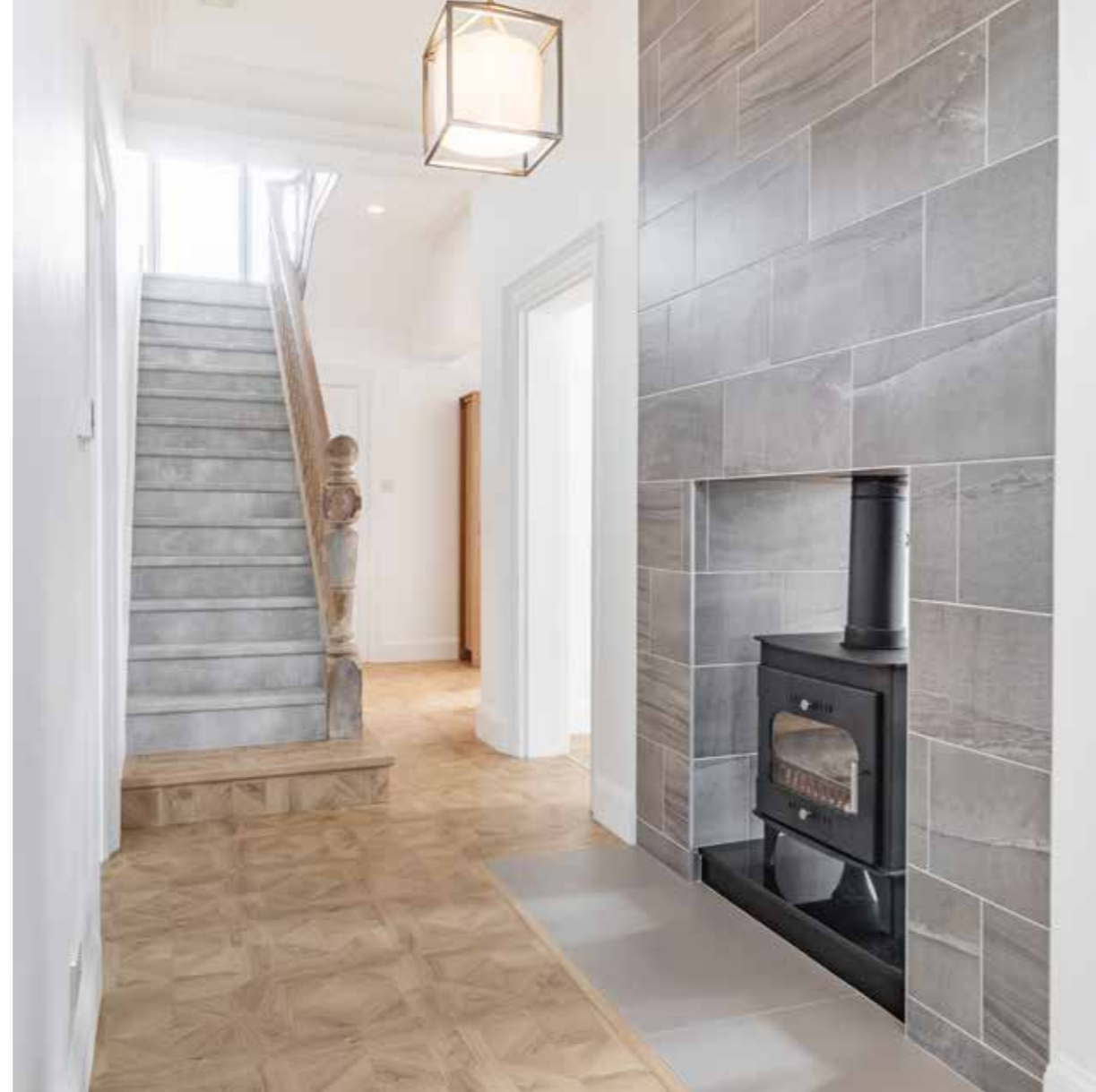
The property was constructed in 1894, and upon entering the welcoming entrance hall, you are immediately met with all of the space and charm that makes the high Victorian architectural style so elegant and enduringly charming. There is evidence of the property's Victorian heritage although the house has undergone a complete renovation by the current owners, who have designed a modern property that is bright, efficient, and exceptionally stylish. The sitting room and dining room are both large, versatile spaces, and the sitting room includes the unusual feature of a two-way multi-fuel burner. The kitchen / breakfast room remains unfinished, but with all of the plumbing and wiring in place, all that remains is for a buyer to come in and design their dream kitchen. The kitchen also connects to a large garden room at the rear, with bi-fold doors that open onto the patio. The ground floor is completed by a shower room and a second WC, together with a sizeable reception hall that currently functions as a study.

There are two exceptionally well-proportioned bedrooms on the first floor, both enjoying an array of built-in wardrobes and their own private en-suites, with both suites completed to the highest standard. The largest en-suite includes a luxurious sunken Jacuzzi bath and a walk-in shower. On the half-landing before reaching the first floor is a small reception area with a kitchenette that opens out onto the roof terrace balcony, creating an ideal space for entertaining friends and family. Finally, there are two further large bedrooms on the second floor, both with dressing room areas. These bedrooms share the use of an exceptionally large and stylish wet-room style bathroom that also includes a freestanding bath.

The house sits in the centre of a corner plot that extends to just under a quarter of an acre, and the current owners have cleverly designed the various outside spaces so that you can quite literally follow the sun around the house: in the morning, you can start the day on the roof terrace off the second landing, cooking breakfast and brewing a pot of coffee in the kitchenette before taking a seat on the balcony as the sun rises over the sea. Then as the afternoon and early evening wears on, you can migrate to the al fresco dining terrace off the sitting room, which sits in the southern portion of the garden and soaks up the sun through most of the day. Then watch as the last rays of light disappear over the horizon on the balcony off the second first floor bedroom, which enjoys raised western views across the town. Finally, you can take a dip in the luxurious hot tub and stargaze long into the night from the privacy of the rear patio. 'No matter where you are in the garden, it's quite easy to forget that you're in a town,' said the current owners, reflecting that their design also included measures to ensure privacy and seclusion, with mature hedging that insulates the garden from the rest of the world outside. 'It's like a little paradise.'



*A Stunning Contemporary Space*



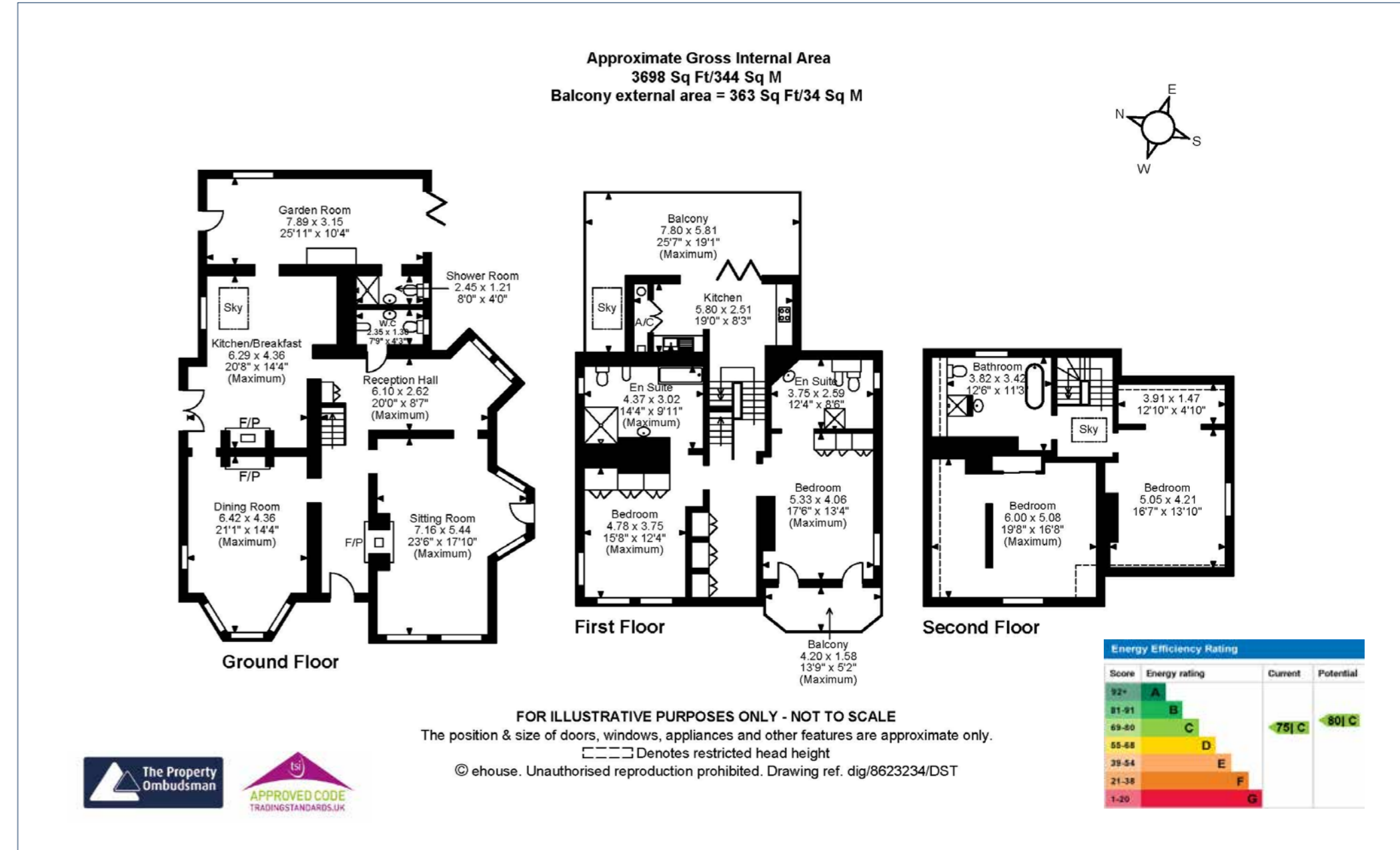
*“One of our favourite things is when you come into the hallway and look up the stairs to the half-landing, all you can see is daylight through the bi-fold doors that open out onto the roof terrace...”*



# LOCATION

The property is located in an area known as "old Felixstowe," a highly sought-after location revered for its tranquillity and quiet pace of life, as well as its easy access to the seafront and to the various leisure offerings in the town. This relaxed lifestyle is just one of the many attractions that appealed to the current owners of the property, and they have enjoyed the opportunity to raise their child here. 'One of the great things of this neighbourhood,' said the current owners, 'is that everyone is so friendly; you can have a good conversation with pretty much anyone you meet.' The owners add that they've also thoroughly enjoyed exploring all of the varied restaurants and cafes that the town has to offer.

Felixstowe itself is a popular area for beach goers and families, with an amusements pier and multiple sports parks and centres for various sporting pursuits. The property is only a twenty-minute walk from the popular Spa Pavilion theatre, where you can catch a varied offering of live comedy, music and drama productions. Nestled on the edge of a peninsula at the inlets of three rivers: the Deben, the Stour and the Orwell, this area of Suffolk is famed for its wildlife and breathtaking scenery, with a range of protected nature reserves and RSBP areas all within either walking distance or a short drive of the property. The town is also just a short drive to Rendlesham Forest and Dunwich Heath, both popular destinations for walking or off-road cycling. And for those who prefer water sports, Felixstowe is located only a few minutes' drive from both Levington Marina and Haven Marina at Ipswich town centre, which offers mooring as well as day boats for hire. And while the town offers a relaxed lifestyle, it's not a world away from the "day-to-day:" there are a number of state primary schools in Felixstowe, all with "Good" Ofsted ratings, and the area is also well-served for independent schooling, including Orwell Park school, The Ipswich School, and the Woodbridge School, all ranging between an eighteen to thirty minute drive from the property. Finally, Felixstowe is served by a train station with regular services to Ipswich, from which you can catch direct services to Cambridge, Norwich and London's Liverpool Street Station, with some fast services to the capital taking just over an hour.



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