



Halfway House, Main Road, Chelmondiston, Ipswich, Suffolk, IP9 1EB

Guide Price £575,000 Freehold



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# Halfway House, Main Road, Chelmondiston, Ipswich, Suffolk, IP9 1EB

## INTRODUCTION

Positioned at the centre of the highly desirable village of Chelmondiston and lying between the glorious Orwell and Stour rivers, this exceptional five-bedroom detached residence occupies an expansive double-width plot of approximately half an acre (subject to survey). Enjoying a wonderfully private setting with open far reaching views across adjoining fields, the property has been enhanced by a substantial double-storey rear extension and still offers generous scope for further enlargement or development (subject to permissions). Approaching 2356 sqft, the accommodation comprises a welcoming entrance hall, a 22ft dining room ideal for entertaining, and a 20ft living room featuring a multi-fuel burner installed in 2024. A dual-aspect study provides excellent work-from-home space, accompanied by a modern kitchen with integrated appliances, a utility room, and a cloakroom.

The first floor presents an impressive principal suite, offering a generous bedroom with fitted wardrobes, a walk-in dressing area, and a luxurious four-piece en-suite bathroom. Four further well-proportioned bedrooms and a family bathroom complete the accommodation.

Both the house and workshop benefit from intruder alarms, with an internal camera located in the dining room. The property also includes two fire alarms and a carbon monoxide detector, forming a fully monitored system supported by an external provider and accessible via smartphone. Twelve solar PV panels are supported by two storage batteries, complemented by a solar hot water system fully replaced in early 2025 which generates excellent efficiencies and results in a 10 year average energy cost (more recently including EV charging) of approximately £550 per annum, latterly this has improved with the addition of the storage batteries which allow for night rate charging. Both solar systems are covered by ten-year maintenance contracts initiated in January 2025.

The house was re-roofed in 2024 and is equipped with an impressive suite of modern efficiencies, including twelve income-generating solar panels, an electric infrared heating system with solar-assisted hot water. There is the further benefit of an integral garage, a workshop, and extensive off-road parking. The grounds include a wide and beautifully stocked rear garden that creates a strong sense of space and connection to the surrounding landscape.

Chelmondiston is a vibrant and picturesque village set beside the River Orwell and surrounded by areas of outstanding natural beauty, including celebrated National Trust walks throughout Pin Mill and Pin Mill Sailing Club which is now a Community Interest Club and to which all are welcome. The village offers an excellent range of amenities: a Primary School, Post Office and local shops, a Chinese takeaway, a gastro pub, equestrian facilities, a sailing club, tennis courts, and a play park. A strong community scene provides activities such as yoga, dance, drama, and book groups. Nearby attractions include Jimmy's Farm, Suffolk Food Hall, Alton Water, and beautiful Harkstead Beach. The village lies conveniently close to The Royal Hospital School, Ipswich High School, and the marinas at Woolverstone and Shotley, with regular ferry connections to Harwich and Felixstowe. Ipswich and Manningtree mainline stations are easily accessible, offering direct links to London Liverpool Street, Manningtree can be an economical option for season ticket holders. With a straightforward 15-minute commute to Ipswich or Manningtree, strong bus networks, and exceptional walking routes, Chelmondiston combines tranquillity with outstanding connectivity.

## DOUBLE GLAZED DOOR TO ENTRANCE HALL

### ENTRANCE HALL

Velux window, stairs to the first floor, fire door to the integral garage, and doors to the kitchen and dining room.

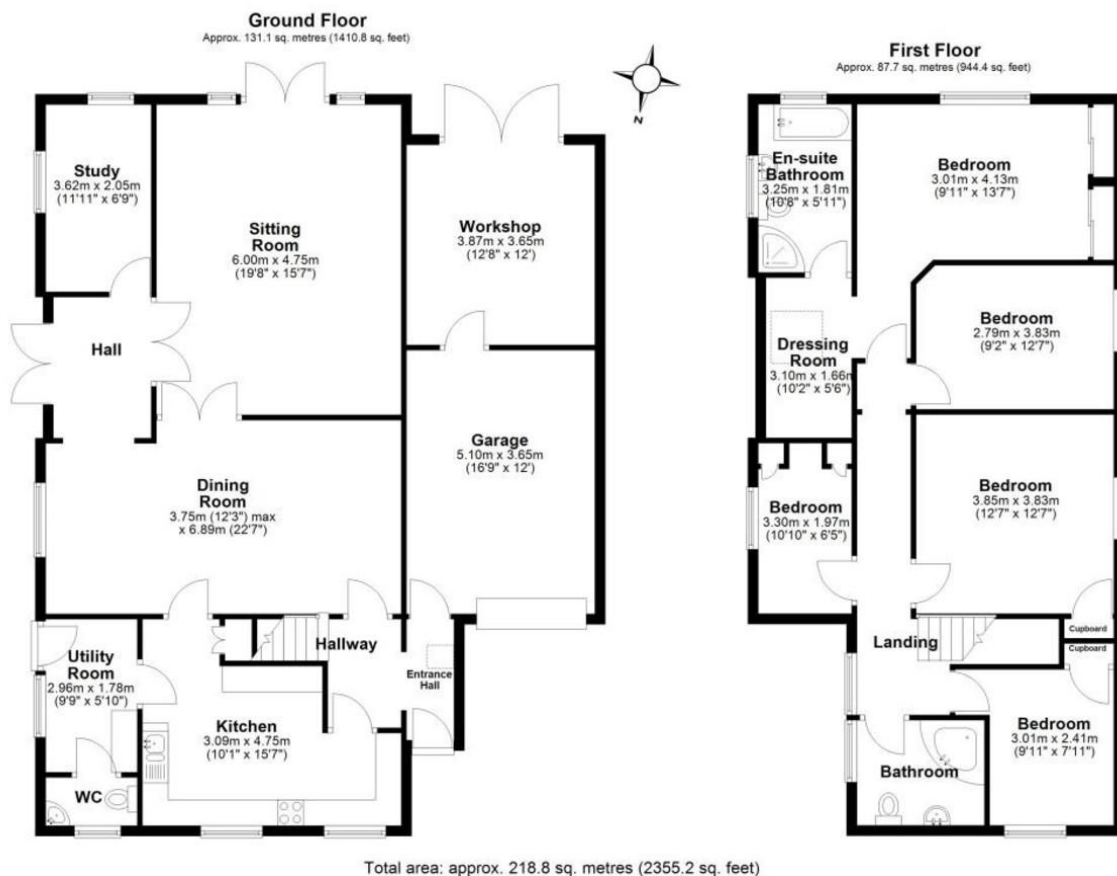
### KITCHEN

10' 1" x 15' 7" approx. (3.07m x 4.75m) Fitted with a range of modern eye and base level units and drawers; roll edge work surfaces and upstands; sink and drainer; integrated dishwasher, fridge freezer, double oven, warming drawer and electric induction hob with extractor hood over; large understairs cupboard; wall-mounted electric panel heater; two windows to the front aspect; door to the utility room; and door through to:

### DINING ROOM

12' 3" x 22' 7" approx. (3.73m x 6.88m) Window to the side aspect, two wall-mounted electric panel heaters, opening through to a lobby area, and French doors opening through to:





#### SITTING ROOM

19' 8" x 15' 7" approx. (5.99m x 4.75m) Windows to the rear aspect, French doors opening out to the rear garden, multi-fuel burner and surround, two wall-mounted electric panel heaters, and French doors opening through to:

#### INNER HALL

French doors opening out to the rear garden, wall-mounted electric panel heater, and sliding door through to:

#### STUDY

11' 11" x 6' 9" approx. (3.63m x 2.06m) Windows to the rear and side aspects and wall-mounted electric panel heater.

#### UTILITY ROOM

9' 9" x 5' 10" approx. (2.97m x 1.78m) Eye and base level units with roll edge work surface, space and plumbing for a washing machine, wall-mounted electric panel heater, window to the side aspect, door opening out to the side, and door through to:

#### CLOAKROOM

A two-piece suite comprising low-level WC and hand wash basin; and opaque window to the front aspect.

#### STAIRS RISING TO FIRST FLOOR

#### LANDING

Window to the side aspect, light tunnel, loft access with fitted loft ladder, and doors to the bedrooms and bathroom.

#### PRINCIPAL BEDROOM

9' 11" x 13' 7" approx. (3.02m x 4.14m) Window to the rear aspect with uninterrupted field views, wall-mounted electric panel heater, built-in wardrobes with sliding doors, and doorway through to:

#### DRESSING ROOM

10' 2" x 5' 6" approx. (3.1m x 1.68m) Velux window, wall-mounted electric panel heater, and sliding door through to:

#### EN-SUITE BATHROOM

10' 8" x 5' 11" approx. (3.25m x 1.8m) A four-piece suite comprising jacuzzi bath, corner shower enclosure, low-level WC and vanity hand wash basin with storage beneath; tiled splashbacks, wall-mounted electric panel heater, Velux window, and opaque windows to the rear and side aspects.

#### BEDROOM TWO

12' 7" x 12' 7" approx. (3.84m x 3.84m) Window to the side aspect, wall-mounted electric panel heater, built-in cupboard, and airing cupboard.

#### BEDROOM THREE

9' 2" x 12' 7" approx. (2.79m x 3.84m) Window to the side aspect, wall-mounted electric panel heater, and rear loft access.

#### BEDROOM FOUR

9' 11" x 7' 11" approx. (3.02m x 2.41m) Window to the front aspect, wall-mounted electric panel heater, and two built-in cupboards.

#### BEDROOM FIVE

10' 10" x 6' 5" approx. (3.3m x 1.96m) Window to the side aspect and wall-mounted electric panel heater.

#### FAMILY BATHROOM

A three-piece suite comprising corner jacuzzi bath, low-level WC and pedestal hand wash basin; wall-mounted electric panel heater and opaque window to the side aspect.

#### OUTSIDE

The frontage is laid to lawn and shielded from the road by mature hedging, alongside the garden is a large driveway in front of the garage providing off-road parking for several cars, a carport providing further parking, and gated side access to a large storage shed which has further access to the rear garden.

The substantial southerly facing rear garden backs onto fields, is extensively laid to lawn, and is well-stocked with an abundance of mature trees, shrubs and hedging. The garden is completely non-overlooked and has two featured ponds, greenhouse, access to a large workshop, vegetable patches towards the rear of the garden, a mixture of fruit trees, and ample scope to further extend / develop (subject to planning permission).

#### INTEGRAL GARAGE

16' 9" x 12' approx. (5.11m x 3.66m) Electrically operated up and over door, power and light, door opening into the entrance hall, and door opening through to:

#### WORKSHOP

Double doors opening out to the rear garden with power and light connected.

#### AGENTS NOTE

Historical subsidence required the right flank wall to be underpinned; this was successfully carried out in 1981 prior to the extensions being added, the extensions were provided with substantial re-enforced footings at the time. There have been no further issues



identified since the works were carried out, and we understand from the seller that this has not affected the insurance excesses or premiums.

There is Icreni open cell spray foam in the loft space which provides enhanced insulation, this can be removed at the owners cost if the purchaser requires it to be.

There is an outstanding completion certificate for the side extension from 2007/2008 which is being sought by the seller from Babergh Council.

#### BABERGH DISTRICT COUNCIL

Tax band D - Approximately £2,212.66 PA (2025-2026).

#### NEAREST SCHOOLS (.GOV ONLINE)

Chelmondiston C of E primary and Holbrook Academy secondary. Also convenient for the Royal Hospital School and Ipswich High independent schools.

#### DIRECTIONS

Leaving Ipswich, head south on Wherstead Rd/A137, at the roundabout, take the 1st exit onto The Strand/B1456, continue to follow B1456, slight left onto Main Rd/B1456, the destination will be on the right.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MobilePhone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase. The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!intro)

#### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

#### Energy performance certificate (EPC)

Main Road Chelmondiston Ipswich IP9 1EB	Energy rating <b>D</b>	Valid until:	8 December 2035
		Certificate number:	2264-8462-3751-6298-8305
Property type		Detached house	
Total floor area		177 square metres	



**VIEWING STRICTLY BY APPOINTMENT  
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