

Candle Farm

Trimley St Mary, Nr Felixstowe, Suffolk



Jackson-Stops
& Staff



People **Property** Places



Enjoying an oasis setting in 5 acres, a cleverly extended 7 bedroom farmhouse with an atmospheric presentation, overlooking a large lake, together with an annexe cottage, barns and outbuildings

Guide Price: £1,175,000

Features

- Complete rural property in a mature and secluded setting
- Hidden away at the end of a 1/3 mile private track
- Footpath access to the River Deben
- Historic listed farmhouse and contemporary barn extension
- 3 reception rooms
- AGA kitchen and service rooms
- 7 bedrooms
- 2 bathrooms and shower room
- 2 bedroom annexe cottage
- Range of outbuildings including granary barns with potential
- Self-contained office
- Sheltered swimming pool with pool room bar
- Suntrap terracing and deck
- Lakes, mature gardens and grounds
- In all about 5 acres



The Property

Candlet Farm enjoys a delightfully mature oasis setting, at the end of a 1/3 mile private drive bordering the picturesque countryside of the Kingsfleet, close to the River Deben just 1 1/2 miles from Felixstowe. Listed Grade II and understood to date from the early 17th century the original farmhouse has been sympathetically restored and cleverly extended to create an atmospheric and appealing home, combining the old and the new. The traditional farmhouse presents a central dining hall and an elegant sitting room whilst a stepped hall links to a stunning oak framed, part vaulted, open plan kitchen/living room which has oak floors and a fully fitted AGA kitchen above which is a flexible use mezzanine room. The living room with its glazed elevation opens on to a wide deck and overlooks the delightful trout lake. There are five bedrooms on the first and second floors above with a large central landing and two luxury bathrooms. The property benefits from an oil fired central heating system and extends to some 3,660 sq ft.



The Cottage

Adjacent to the Farmhouse and with the potential to be linked is a two storey period cottage offering flexibility for a variety of uses which has two bedrooms and a bathroom on the first floor and a sitting room/kitchen on the ground floor.



Outside

To the west of the farmhouse is a sheltered swimming pool overlooked by a series of terraces accessible from the main hall and comes complete with a "fun" open ended pool bar/barbecue lodge. A long shingle driveway sweeps past a traditional timber framed barn to an extensive parking and turning area fronting onto which there is a further range of park lodges and stores together with a workshop and hay barn. There is also a self-contained office.





Gardens & Grounds

Candlet Farm stands amidst delightfully mature and sheltered gardens. These include a mixed woodland belt with a large natural pond, formal gardens which surround the house and more open gardens with the potential for the creation of paddocks. There is a picturesque trout lake and in all the property extends to about 5 acres.

Location

Candlet Farm stands alone, access via a $\frac{1}{3}$ mile farm track within the parish of Walton, on the edge of Felixstowe. The nearby village of Walton provides a good range of day to day facilities which complement those of nearby Felixstowe (1½ miles). The coastal town with its thriving port and award winning beaches offers a full range of shopping and commercial facilities and has numerous recreational opportunities including its Links golf course and sailing club. The A14 dual carriageway which is easily accessed links the county town of Ipswich and beyond Cambridge and the Midlands as well as London's M25 and Stansted Airport (via the A12/A120). The town's station provides rail services to Ipswich and beyond to London's Liverpool Street station.

- Felixstowe – 1½ miles
- Ipswich – 11 miles (London's Liverpool Street station - 70 minutes approx)



Directions (Post code IP11 9QZ)

From Ipswich travel in a south easterly direction on the A14 towards Felixstowe. Turn off at the Kirton interchange and turn right back over the A14 signed Trimley. At the next roundabout turn left and continue along Trimley high street, passing the twin churches. Proceed for approximately 1 mile and continue into Walton high street, turn left into Gulpher Road (before reaching the church) and continue under the A14 and past the Felixstowe golf driving range. Where the lane bends 90° to the right turn left onto a private farmland track and proceed for approximately $\frac{1}{3}$ mile where Candlet Farm will be found on the right hand side.

Property Information

Services Mains electricity and water connected.
Private drainage system.

Fixtures and fittings Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

Viewing By appointment with Jackson-Stops & Staff. Tel. 01473 218218.

Tenure Freehold and vacant possession upon completion.

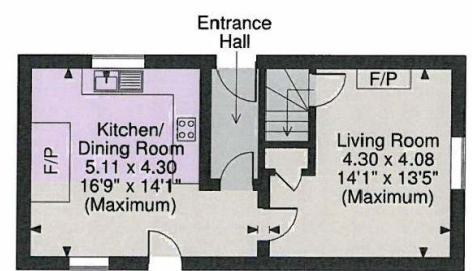
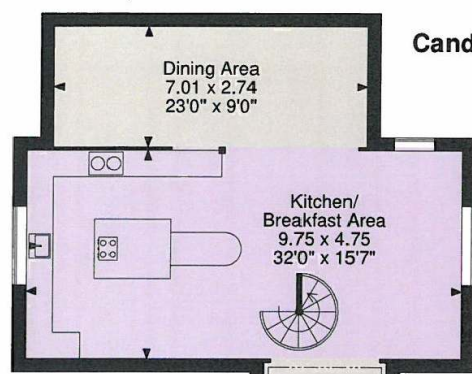


Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Not energy efficient - lower running costs				Not environmentally friendly - lower CO ₂ emissions			
(95-100)	A			(100-105)	A		
(81-94)	B			(95-100)	B		
(69-80)	C			(80-95)	C		
(55-68)	D			(65-80)	D		
(39-54)	E	47	50	(50-65)	E	41	43
(21-38)	F			(35-50)	F		
(1-20)	G			(1-35)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

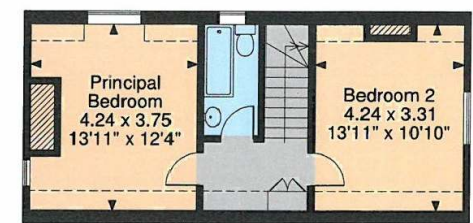


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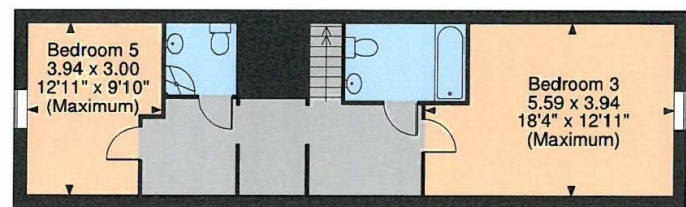
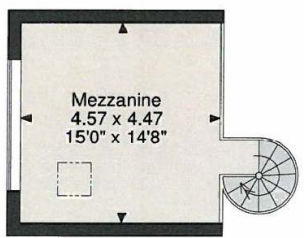
Candlet Farm, Gulpher Road, Felixstowe
Main House internal area 3,672 sq ft (340 sq m)
Candlet Cottage (detached) internal area 810 sq ft (76 sq m)
Total internal area 4,482 sq ft (416 sq m)



Cottage Ground Floor



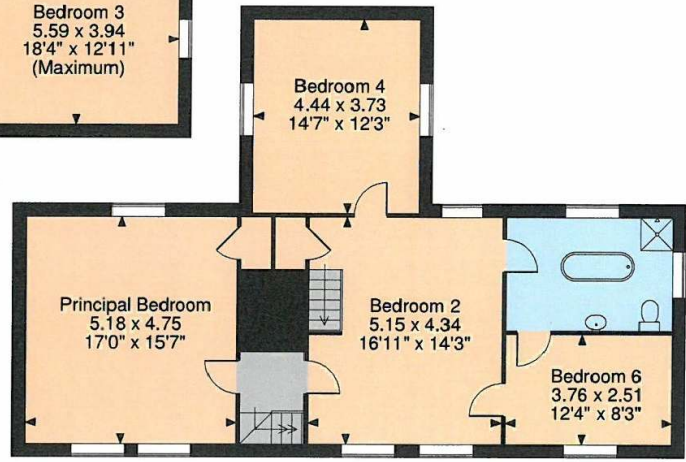
Cottage First Floor



Second Floor



Ground Floor



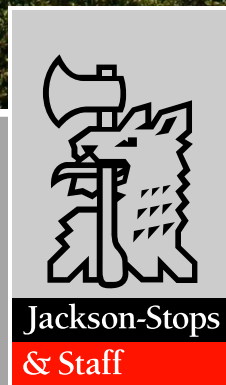
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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