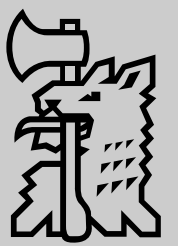


Old Glebe House

Westerfield, Nr Ipswich, Suffolk



Jackson-Stops
& Staff



People **Property** Places



A beautifully presented 16th Century farmhouse with Victorian additions and a contemporary modern extension incorporating a superb kitchen/breakfast/living room

Guide Price: £950,000

Features

- Central village location but with open outlook across adjoining fields
- Well laid out accommodation providing hall, drawing room, sitting room, study, kitchen/breakfast room, conservatory, hobby/play room, utility room
- 6 bedrooms, family bathroom and two en suite shower rooms
- Extensive attic space with further potential for conversion
- Double open bay cart lodge garage and range of storage outbuildings
- Air source heat pump and oil fired central heating, solar panels and Clearview wood burner stoves
- Mature garden of approximately 1 acre (sts)



Property

Old Glebe House is Grade II Listed and presents rendered and painted elevations under a tiled and pan tiled roof with some exposed brickwork and pretty sash windows. The current owners have undertaken a renovation and restoration project, including the installation of solar panels, air source heat pump, wood burning stoves and underfloor heating, together with a cleverly conceived extension providing a modern and contemporary kitchen with underfloor heating.

The front porch with coach lamp over and double timber doors leads into the lobby with glazed front door to the reception hall displaying exposed timbers, wood block floor and pretty stained glass, part glazed door to the rear terrace and garden. Cloakroom with wash basin and WC. Drawing room with beamed ceiling, sliding wooden shutters, open fireplace with pamment surround and display bookshelves either side. Sitting room with exposed wall and ceiling timbers, sliding wooden shutters, exposed brickwork and wood burning stove set on a pamment hearth with cupboards to one side. Study with display shelving either side of the chimney breast and secondary glazed double French doors to the terrace and garden.

Handmade and bespoke kitchen/breakfast room designed by Luxmore & Co, with exposed timbers on walls and ceiling, brick fireplace with inset Clearview wood burning stove, deep storage cupboards to one side, open plan with breakfast bar through to the kitchen area with a range of wall and floor units and central island, oak and granite work surfaces incorporating Neff double oven and Neff gas hob with extractor over, two integral Neff fridges and Hotpoint dishwasher, pitched ceiling, skylight and impressive glazed double doors to the terrace and steps up to the utility room. Utility room with built in floor and wall units, butler's sink, water softener, space for fridge/freezer, plumbing for washing machine/dryer and part-glazed door to the drive and garden. Cloakroom with WC. Playroom/hobbies room off the kitchen with butler's sink and cupboards under, chimney breast to one side and storage cupboards.

Leading off the breakfast area is a glazed door to the lean-to conservatory with exposed brick floor and glazed double doors at both ends to the terrace and garden.

Staircase to the first floor with laundry room and to the landing with shelved bookcase and staircase to attic. Bedroom one with floor to ceiling oak





panelling, fireplace with cast iron inset and pine surround and double doors to en suite shower room. Bedroom two with inset cast iron fireplace, built in wardrobe cupboards and display book shelving. Bedroom three with built-in cupboards, ceiling skylight and brick fireplace, with shelving to one side and en suite shower room with two separate double bowl sinks, heated towel rail, WC and shower. Family bathroom with electric shower, WC, inset wash basin with cupboards under. Bedroom four with inset cast iron fireplace with timber surround, cupboards to one side. Adjoining bedroom five with exposed beams. Bedroom six with fireplace, cast iron inset with timber over mantel and surround, hanging cupboard. Stairs up to the extensive attic space with potential for conversion to further bedroom accommodation if required.

Outside

The gravel drive leads off the main street and is lined with beech and holly hedging, together with estate fencing to a large parking and turning area with shrub and herbaceous borders. High holly hedge and yew tree, with further borders to one side, lead round to a further parking area with double open cart lodge garage with pantile roof, concrete floor with power and light connected. There is a range of brick and pan tile storage outbuildings (35' x 10') with electric light and power connected and an electric car charging point. Maturing trees include silver birch, scots pine and fir with the garden laid mainly to lawn.

To the back of the house is a high brick wall with fig tree and a brick path leads round to the conservatory with a brick and pamment terrace with access to the conservatory and hall door. Cast iron pergola arch with fencing either side.



Location

Old Glebe House enjoys a convenient and highly accessible location in the centre of Westerfield. It is well set back from the road and enjoys a good deal of privacy yet with an open outlook across the adjoining fields. The village has two local pubs, picturesque church and a railway station. The centre of Ipswich lies less than two miles to the south and provides a full range of shopping and commercial facilities. There is a wide choice of schools catering for all age groups in and around Ipswich, together with a full range of sporting and

recreational opportunities. In particular there are a number of golf courses on the edge of the village, including the neighbouring Fynn Valley course. Ipswich Sports Club (hockey, squash and tennis) is situated on the nearby Henley Road and the Orwell and Deben estuaries offer a wide range of water sport opportunities. The region's main road networks (A12 and A14) are accessible beyond Ipswich and link to the haven ports, London's M25 and Stansted airport, as well as Cambridge and the Midlands. In addition to services being available from Westerfield station, connecting to Woodbridge, Felixstowe and Ipswich, there are regular mainline railway services from Ipswich's main station to London's Liverpool Street Station taking just over one hour.

Directions (Post code IP6 9AG)

From the centre of Ipswich, travel in a northerly direction on the Westerfield road. Proceed over the railway level crossing and through Westerfield village. The entrance to Old Glebe House is shared with two other properties and is on the right, approximately 50 yards before the right-hand turning to the church.

Property Information

Services Mains water and electricity are connected. Drainage via private pump to the mains drains. Solar panels on cart lodge roof. Air source heat pump and oil fired central heating, Clearview wood burning stoves. Underfloor heating in kitchen and en suite to master bedroom.

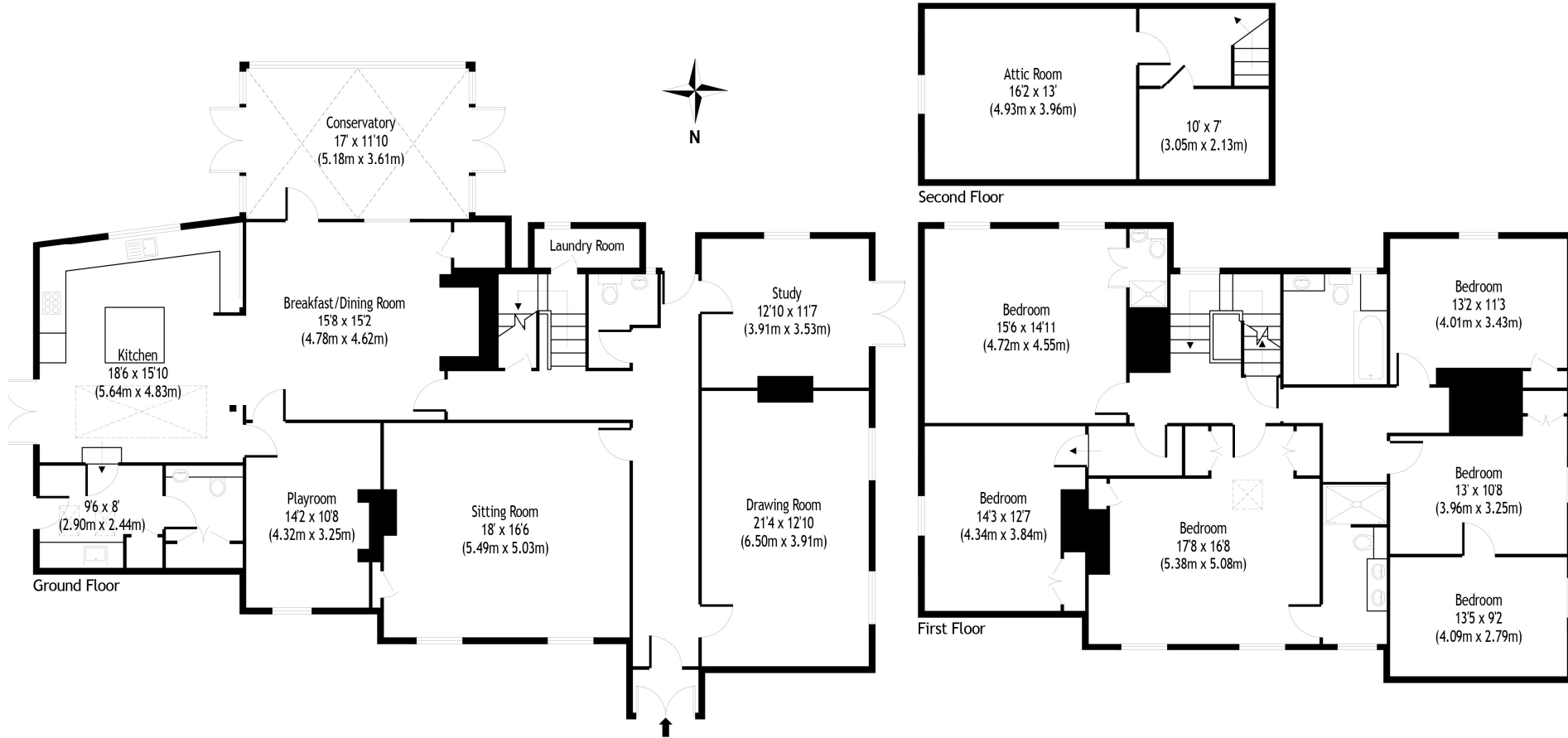
Fixtures and fittings Items regarded as fixtures and fittings, including carpets and curtains, are initially excluded from the sale, although certain items may be available by separate negotiation.

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

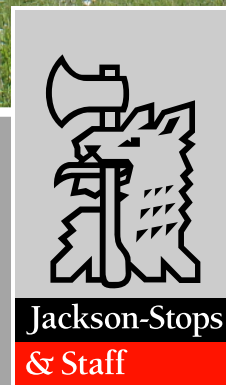
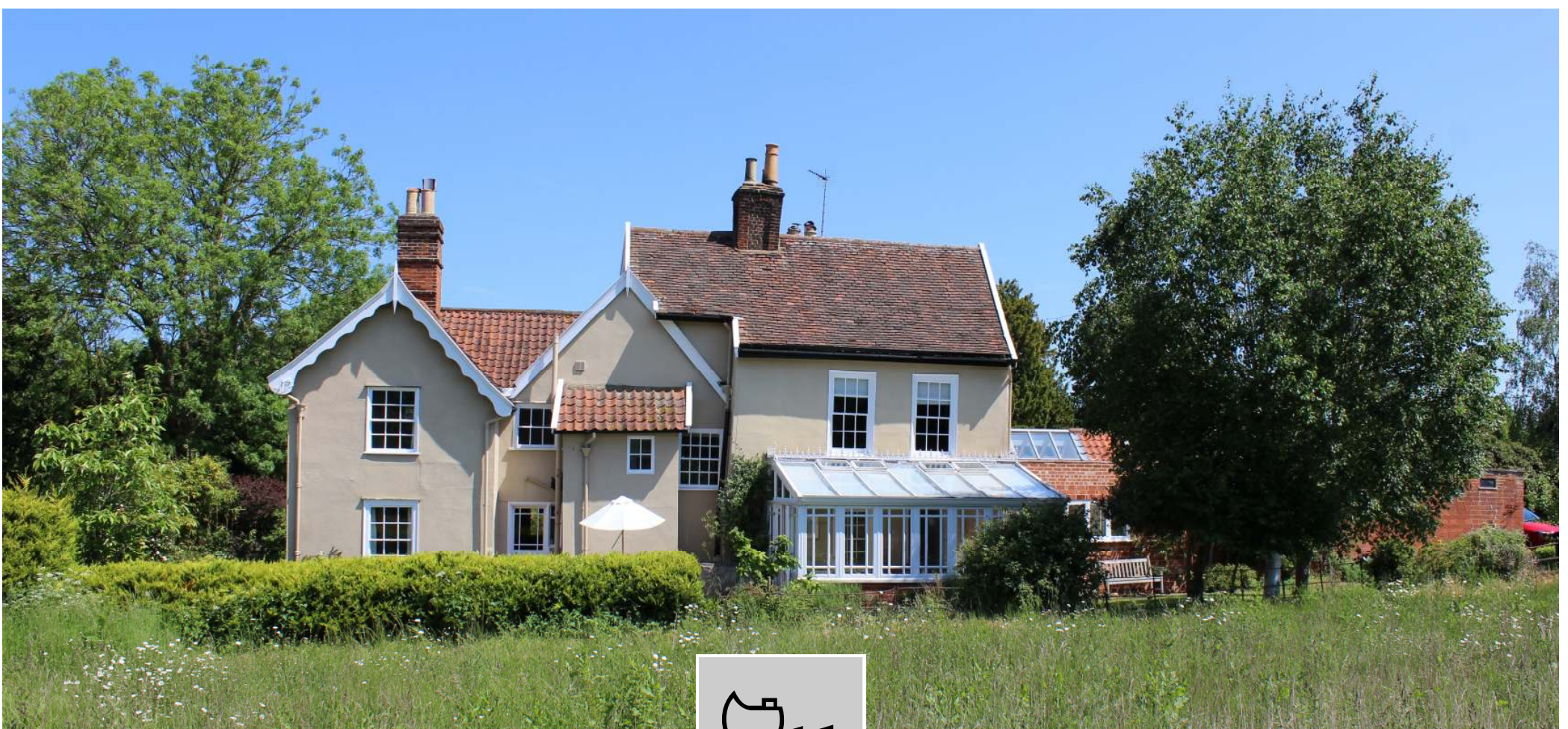
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Old Glebe House, Westerfield
Approx. Gross Internal Floor Area - 3918 Sq ft / 364 Sq M



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