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THE QUAY HOUSE STATION ROAD WOODBRIDGE SUFFOLK



The Garden



The Kitchenette



Bedroom 1 and Dressing Area



The elegant Staircase



The Second floor Bed -Sitting Room



The En-Suite Bathroom



Total area: approx. 389.8 sq. metres (4195.5 sq. feet)  
 Prepared By david-mortimer.com Not To Scale For Identification Purposes Only  
 Plan produced using PlanUp.



# THE QUAY HOUSE

STATION ROAD WOODBRIDGE SUFFOLK IP12 4AU

A prominent Grade II Listed Town House of special character  
 with views from the upper floors to The River Deben

ENTRANCE & STAIRCASE HALLS - CELLAR - CLOAKROOM  
 DRAWING ROOM - SITTING ROOM - KITCHEN-BREAKFAST ROOM - LAUNDRY ROOM  
 4 FIRST FLOOR BEDROOMS - EN SUITE & FAMILY BATHROOMS

## SECOND FLOOR SUITE

BED-SITTING ROOM - EN SUITE BATHROOM - KITCHENETTE & HOME OFFICE

COURTYARD GARDEN & WALLED GARDEN BEYOND

**Guide Price £850,000**



The Staircase Hall



The Staircase Hall



The Drawing Room



The Drawing Room



The Kitchen



The Kitchen



The Sitting Room



The Galleried Landing

# THE QUAY HOUSE

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*A prominent Grade II Listed Town House of special character  
with views from the upper floors to The River Deben*

The Quay House, which is believed to date in part from the 17th Century, is appropriately listed as a Grade II building of special architectural or historic interest. It presents an imposing red brick façade facing Station Road and enjoys views from the upper floors to the River Deben.

The main elevation incorporates a handsome pillared portico around the panelled front door, the name of the house being painted within the semi-circular fanlight above. The traditional sash windows are complemented by ground and first floor bays at each end of the house while the plain tiled roof on the front elevation is punctuated by three dormer windows.

The accommodation is well balanced, the two main Reception Rooms being at the front of the house, an elegant Staircase Hall, from which the courtyard garden is accessed and a well proportioned Kitchen-Breakfast Room both at the back of the property. In addition on this level there is a Laundry Room and Cloakroom and access via a trap door in the floor of the Hall leads to an extensive Cellar.

On the first floor there is a spacious galleried Landing large enough for sofas or a desk and in addition there are four Bedrooms. The main room has a Dressing Area and En-Suite Bathroom, the other three Bedrooms being served by a Bathroom, Shower Room and Separate WC.

Somewhat surprisingly the second floor is particularly spacious with a good ceiling height beneath the pitched ceiling enhanced by the exposed timbers. There is a Kitchenette, a Bed-Sitting Room with En-Suite Bathroom as well as a further room which is currently used as a Home Office but could be equally well used as a further Reception Room if preferred.

Outside there is an attractive courtyard garden with a pergola covered in wisteria creating an ideal area for alfresco dining. A gate leading out of the paved courtyard opens on to the part walled garden beyond which stretches away behind the neighbouring property. There is a large lawn, an area for soft fruits and well stocked borders with shrubs, roses and climbers.

The Quay House is ideally placed for access into the town, the principal shops found in and around the Thoroughfare and more specialist outlets on the Market Hill are grouped around the historic Shire Hall. The railway station and cinema are almost literally within a stone's throw of the property while the swimming pool and community hall are also located on the opposite side of Station Road.

Woodbridge has facilities usually associated with larger centres and these include a variety of restaurants, The Anchor gastro pub adjoins the property, and there are medical facilities, and a library in addition to the highly regarded schools for students of all ages in both the state and independent sectors.

There are good opportunities to play sport within the surrounding district with a number of clubs catering for a variety of interests. There are golf courses both inland and on the coast at Aldeburgh and Thorpeness and sailing is enjoyed on the tidal rivers Deben, Alde and Orwell. There are also good opportunities to ride and to walk within the picturesque Suffolk countryside or along the beaches running up to the East Coast. The proximity of Snape Maltings Concert Hall, home to the internationally famous Aldeburgh Festival, is a further attraction of the location.

The property, which has been used in part recently as an impressive B & B, provides flexible accommodation with the top floor lending itself for use by family members or a carer if required.

# THE QUAY HOUSE

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The approach is through a panelled front door with an elegant glazed fanlight above opening into

## THE HALL

with a radiator with thermostat, boarded floor, dado rail, moulded cornice, archway through to the staircase Hall and a further panelled door to

## THE SITTING ROOM

about 14ft 10ins maximum by 14ft 7ins with secondary glazing to the sash window and bay window on the front elevation, brick fireplace with painted surround and mantel, dado rail, boarded floor, two radiators and moulded cornice.

## THE GALLERIED STAIRCASE HALL

with a radiator with thermostat, glazed french doors out onto the terrace, wall lights, radiator with thermostat, dado rail, tiled floor and doors to

## THE CLOAKROOM

with a pedestal basin, WC, radiator with thermostat, quarry tiled floor and built-in coat and storage cupboard.

## THE LAUNDRY ROOM

about 10ft 4ins by 5ft 5ins with a worktop to one wall with plumbing connections for a washing machine, space for a dryer, wall cupboards above, recess suitable for a fridge and freezer and with a range of cupboards alongside, one enclosing the Potterton Suprima boiler with programmer and a further cupboard for the Ecowater water softener. Quarry tiled floor and glazed and panelled door to

## THE COVERED WAY

at the side of the house with a door to the garden and a further door to Station Road. The area provides useful storage and has a roof light to one end.

## THE DRAWING ROOM

about 18ft 11ins by 14ft 6ins with secondary glazing to the sash window and to the bay window on the front elevation, handsome fireplace with composition stone surround, mantel and hearth flanked by cupboards on either side of the chimney breast with panelling beneath cunningly concealing deep built-in shelved storage areas behind. Moulded cornice, dado rail, two radiators and fitted carpet.

## THE KITCHEN-BREAKFAST ROOM

about 22ft by 13ft 1ins overall, in part overlooking the courtyard garden at the rear. THE KITCHEN has pine units with brass knobs with drawers and cupboards the worktops and with a central projecting unit incorporating the sink with a marble slab to one side. Space for an American style fridge freezer, wall cupboards with shelf below, central beam, quarry tiled floor which continues into THE BREAKFAST AREA with space for cookers, former fireplace with a pine unit of two drawers with cupboards below and adjoining tall larder cupboard with shelving. Small paned side window and plumbing connections for a dishwasher to one side of the peninsular unit with a double cupboard adjoining.

## THE CELLAR

is approached either by a ladder type staircase from beneath a trap door in the Staircase Hall or via panels beneath the floor in the Hall for larger items. The Cellar has ample lighting, power points, a good ceiling height and is in two main areas.

The staircase, with mahogany hand rail and elegant spiral turned bannisters, rises to the galleried landing a spacious area with room for a sofa, desk etc and with a radiator, sash window overlooking the garden, built-in linen and storage cupboards.

## BEDROOM 1, DRESSING AREA & EN-SUITE

THE BEDROOM AREA measures about 12ft 4ins by 12ft 2ins the dimensions excluding the Lobby by the door. Secondary glazing to the sash window and bay window on the front elevation with views to the river. Radiator, built-in double wardrobe and opening into THE DRESSING AREA with a sash window with views to the river, downlighters and door to THE EN-SUITE BATHROOM with a panelled bath with independent shower to one end and a shower screen, pedestal basin, WC, heated towel rail, downlighters, shelving and fitted carpet.

## BATHROOM 1

with a panelled bath with independent shower above, glass screen, pedestal basin, radiator and built-in Airing Cupboard with preinsulated cylinder, immersion heater and slatted shelf.

## THE SEPARATE WC

adjoins with a tiled floor.

## BEDROOM 2

about 14ft 7ins by 9ft 5ins with secondary glazing to the bay window with views towards the river, radiator and fitted carpet.

## BEDROOM 3

about 17ft by 14ft 8ins with secondary glazing to the sash window and bay window and with views to the river. Cast iron fireplace with tiled insert, painted surround and mantel, radiator, built-in wardrobes with hanging rails and shelves enclosed by floor to ceiling double panelled doors. Boarded floor.

## BEDROOM 4

about 10ft 11ins by 10ft 3ins with a sash window on the side elevation, deep built-in wardrobe enclosed by floor to ceiling panelled doors, radiator and fitted carpet.

## THE SHOWER ROOM

fitted with a tiled shower cubicle, pedestal basin, WC, tiled walls and floor, extractor fan, downlighters and heated towel rail.

A further flight of stairs rises from behind a door on the Landing and leads to the self-contained area on the floor above. This comprises

## KITCHENETTE

with cupboards beneath the wooden worktops, a butlers sink, plumbing connections for a dishwasher and space for a fridge with shelving and exposed timbers above. Cast iron radiator, access to the eaves, dormer window and a Velux roof light. Oak boarded floor and an opening with tiered shelves to one side into

## ROOM 1

about 17ft 4ins by 7ft 2ins at waist height, the room with exposed timbers to the pitched ceiling, oak boarded floor, access to areas of eaves storage, front dormer window and

conservation area roof light to the rear. This room has been used as a Home Office but could equally well be used as a Sitting Room if preferred. An oak ledged door gives access into

## THE BED-SITTING ROOM

about 22ft minimum by 7ft 6ins the room also with a pitched ceiling with exposed timbers and cross beams. Two conservation area roof lights to the rear roof slope and two dormer windows on the front with views across to the river. Oak boarded floor, two cast iron radiators, built-in wardrobe, spotlights and restricted headroom beside the oak door into

## THE EN-SUITE BATHROOM

a fine room with ample exposed timbers to the pitched ceiling, freestanding roll edged bath on claw and ball feet with an independent shower to one end, pedestal basin, WC, cast iron radiator, heated towel rail cum radiator and built-in cupboards beneath the dormer window on the side elevation. Conservation area roof light and boarded floor.

## THE SERVICES

Mains electricity, gas, water and drainage. Heating and hot water from the Potterton Suprima gas boiler. Immersion heater. Telephone and aerial connections. Water softener.

## PARKING

there is a public car park opposite the property.

## THE GARDEN

this is sheltered and screened behind the house, the initial courtyard area enclosed by brick walls and fencing. There is a pergola on substantial supports covered in a wisteria which creates an ideal area for alfresco dining. To one side there is a useful garden store/tool shed with a gate on the opposite side giving access to the door to the covered way. Beyond the courtyard which is largely paved and ideal for container gardening is a heavy wrought iron gate which opens onto a hidden area of garden which is largely laid to lawn with a fruit cage to one end, roses, climbing plants all adding to the interest.

## IMPORTANT NOTE

The services, equipment, apparatus and appliances have not been tested. Prospective purchasers must satisfy themselves either by inspection or preferably by seeking advice from suitably qualified people to the efficiency, condition, fitness for purpose of the equipment, fixed apparatus, appliances or services.

## COUNCIL TAX

Band G

## TENURE

Freehold with VACANT POSSESSION on completion of the purchase.

## VIEWING

Strictly by prior appointment with the Agents please.

## REFERENCE J 12584 030117