

A six bedroom farmhouse with adjoining two bedroom cottage, along with a substantial range of buildings including snooker room, indoor swimming pool with games room, offices, log cabin, commercial stores/workshops, and garaging, sitting in grounds of 4.5 acres.

Guide Price
£795,000 Freehold
Ref: P5742/C

Poplar Farm
Ipswich Road
Gosbeck
Suffolk
IP6 9SQ



Poplar Farmhouse - Reception hall, kitchen, sitting room, dining room, cloakroom and utility room. Bedroom one with en-suite shower room, four further first floor bedrooms, a shower room and bathroom. Attic bedroom and store.

Garden Cottage - Kitchen/dining room, sitting room and cloakroom. Two first floor bedrooms and bathroom.

Suffolk barn with large garaging and snooker room with full sized snooker table.

Indoor swimming pool, kitchenette, games rooms and cloakroom.

Offices.

Log cabin with sitting room/dining room, kitchen, bedroom and shower room.

Further substantial commercial buildings and garages.

Gardens and grounds, including paddock, of 4.5 acres.

Contact Us



Clarke and Simpson
Well Close Square
FramliAngham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property sits within the rural Parish of Gosbeck, which is conveniently located less than eight miles north of the county town of Ipswich. The village of Coddendam is close by and offers everyday amenities including a shop and Post Office. There is also a church, recreational ground, village history club and community hall providing many sports facilities including tennis courts, bowls green, badminton court, yoga, football and youth club. Stonham Aspal primary school is under two miles from the property. The thriving village of Debenham is approximately four miles away and offers a good range of local facilities, including a variety of shops, top performing primary and high schools, and an impressive sports centre.

The county town of Ipswich offers further national shops and services, as well as providing regular main line rail services to London's Liverpool Street, which takes about 70 minutes. The A14 is accessible some 5 miles to the west at its junction with the A140 and provides dual carriageway access to Cambridge and The Midlands, as well as Stansted Airport (via the M11) and London's M25 (via the A12).

Description

Poplar Farmhouse is believed to date from the sixteenth century and is Grade II Listed. The property is of timber framed construction with rendered elevations under a tiled roof. Adjoining the substantial main house is a two bedroom cottage with kitchen/dining room and sitting room. The main house itself has a reception hall, kitchen, sitting room, dining room, utility room and cloakroom. On the first floor are five bedrooms, an en-suite shower room, bathroom and further shower room. On the second floor is an attic store room and sixth bedroom.

The house has grounds extending to 4.5 acres, which include a substantial range of outbuildings. These comprise Suffolk barns, one of which is home to garaging and a snooker room with full sized snooker table. In addition is an indoor swimming pool with games rooms/kitchenette/cloakroom, a sauna, log cabin for overflow accommodation, and offices. There is also an excellent range of commercial buildings and garages. The house stands in pleasant gardens and grounds, but it should be noted that bordering the rear of the property is an independent commercial yard with buildings. Whilst the house is most comfortable, an incoming buyer is likely to wish to carry out a modernisation programme to the cottage and some of the outbuildings.

The Accommodation

The House

Ground Floor

A front door provides access to the

Porch

North and south facing windows. Brick flooring. Fitted timber seat. A door opens to the

Reception Hall 17' x 13'11 (5.18m x 4.24m)

A spacious dual aspect room, which some may choose to use as the dining room. East and west facing windows to the front and rear of the property. Tiled flooring. Exposed timbers. Radiator. Wall light points. Doors lead to the kitchen, inner lobby and



Sitting Room 17'4 x 15' (5.28m x 4.57m)

A large room with inglenook fireplace, which has a bressummer beam above and is home to a wood burning stove. East and west facing windows. Blocked mullion window. Fitted shelving. Wall light points. A door opens to a walk-in drinks cupboard with sink, cupboards and fitted shelving. A further door from the sitting room leads to the



Inner Hallway

Principal staircase to the first floor landing. Understairs cupboard. Door to the dining room and further door to the

Conservatory 15' x 9' (4.57m x 2.74m)

Of timber framed construction under a polycarbonate roof. Brick flooring. Radiator. Wall-to-wall east and south facing windows, and French doors to the rear garden.

Dining Room 18' x 17' (5.49m x 5.18m)

An impressive room with tall ceilings, which some may choose to use as the drawing room. Exposed beams and part wood-panelled walls. East facing window and west facing French doors. Inglenook fireplace with bressummer beam and canopy. Radiator. From the reception hall, a door opens to the



Kitchen 16'6 x 12' (5.03m x 3.66m)

Fitted with a range of high and low level wall units with space and plumbing for a dishwasher and fridge. Electric oven with four ring ceramic hob with extractor fan. Oil fired Aga with accompanying boiler serving the hot water and central heating system. Roll edge work surface with one and a half bowl silica resin sink with mixer taps above. North and east facing windows. Tiled flooring. A door opens to the



Rear Hallway

Fitted cupboard and shelf. Coat pegs. Tiled flooring. Stable-style door to the exterior.

From the reception hall, a further door opens to the

Inner Lobby

Secondary staircase to the first floor landing. Doors off to the utility room and

Cloakroom

North facing window. WC and hand wash basin.

Utility Room 11'7 x 5'10 (3.53m x 1.78m)

High and low level wall units. Stainless steel sink with drainer and mixer taps above. Space and plumbing for a washing machine and tumble dryer. Stable-style door to the exterior. Internal window to the conservatory. Understairs cupboard.

The principal staircase from the ground floor inner hallway leads up to the

First Floor

Landing

West facing windows. Exposed timbers. Radiators. Built-in storage cupboards. Secondary staircase down to the ground floor inner lobby. **Airing cupboard** with lagged hot water cylinder and slatted shelving. Stairs to the second floor. Doors lead off to the bedrooms and bathrooms.

Bedroom One 17'8 x 17'2 (5.38m x 5.23m)

A triple aspect double bedroom with east, south and west facing windows. Exposed timbers. Wall light points. Radiators. A door opens to an



En-Suite Shower Room

Comprising shower unit, WC and hand wash basin with cupboards below. Towel radiator. East facing window.

Bedroom Two 13'5 x 11'6 (4.09m x 3.51m)

A double bedroom with east facing window enjoying views over the front driveway and meadows. Radiator.

Bedroom Three 12'3 x 7'6 (3.73m x 2.29m)

A double bedroom or spacious single with east facing windows to the front of the property. Radiator. Exposed timbers.



Bedroom Four 12'11 x 9'10 (3.94m x 3.00m)

A double bedroom with east facing window overlooking the drive and meadows. Exposed timbers. Radiator.

Bedroom Five 12' x 8' (3.66m x 2.44m)

A good-sized single bedroom with east facing window to the front of the property. Radiator. Wall light points.

Shower Room

Comprising large shower unit, WC and hand wash basin. Radiator. Tiled walls. North facing window overlooking the garden.

Bathroom

South facing window. Bath, WC and hand wash basin. Radiator.

Stairs from the landing lead up to the

Second Floor

Landing

Radiator. Exposed chimney breast. Doors lead to the attic store and

Bedroom Six 19'9 x 14' (6.02m x 4.27m)

A dual aspect double bedroom with sloping ceilings and exposed timbers. Radiators. East and west facing windows.



Attic Stores

Sub-divided into two sections, both with exposed timbers and floorboards.

Garden Cottage

A door leads to the

Porch

East and west facing windows. Tiled flooring. A partially glazed door leads to the

Hallway 8'5 x 8'3 (2.57m x 2.51m)

Radiator. Wall light point. Stairs to the first floor landing. Doors lead off to the kitchen/dining room, sitting room and cloakroom.

Kitchen/Dining Room 15'2 x 14'2 (4.62m x 4.32m)

Fitted with high and low level wall units. Roll edge work surface with one and a half bowl stainless steel sink with drainer and mixer taps above. Space and plumbing for a washing machine. Oil fired boiler. North and south facing windows. Built-in shelved **pantry**. Radiator.

Sitting Room 14'7 x 13'10 (4.45m x 4.22m)

North and south facing windows. Exposed timbers. Radiator. Wood burning stove. Wall light points.



Cloakroom

WC and hand wash basin. South facing window with obscured glazing. Radiator.

The stairs from the ground floor hallway lead up to the

First Floor

Landing

Radiator. Storage area. Built-in airing cupboard with lagged hot water cylinder and slatted shelving. Doors lead to bedrooms one, bedroom two and the bathroom.

Bedroom One 15'4 x 14'6 (4.67m x 4.42m)

A double bedroom with north and east facing windows. Radiator.



Bedroom Two 17'8 x 8'9 (5.38m x 2.67m)

A dual aspect double bedroom with north and west facing windows. Radiator.

Bathroom

Comprising bath, hand wash basin and WC. Radiator. West facing window.

Outside

The property is approached from the road via a shingle driveway flanked on both sides by mature horse chestnut trees and meadows, which have in the past been used for ponies and are fenced with post and rail. A bridge over the moat leads to a large shingle parking area for a number of vehicles. Abutting this are the gardens, which are laid to lawn but includes beds, vegetable gardens and ponds, along with further paddocks and field shelters. Adjacent to the house are **kennels** and a block built **domestic outbuilding**, which is used as a store/scullery and measures approximately 17' x 11'1.

The property includes an excellent range of outbuildings including a timber framed **Suffolk barn**. This has double doors to the end, making a useful and spacious **garage** measuring 27'4 x 17'8. A door leads to a **snooker room**, which includes a full sized snooker table and bar.



A door opens to a **sauna room**, which has a door to the swimming pool area. The **pool room** measures 53'7 x 22'7. This has windows to three elevations and a pool measuring 32' x 15'11. This includes a diving board and slide. At one end is a kitchenette with high and low level wall units, sink and shower. Doors lead to a cloakroom, which comprises a WC and hand wash basin. A door leads off to two games rooms.

Adjacent to the barn and swimming pool building is the **boiler room**, housing a non-functioning boiler for the swimming pool, a filtration plant and further boiler for the pool kitchenette and games rooms.

There are a multitude of other buildings at the property, including two **log cabins**. One of these is used as an office, measuring a total of 16'6 x 12'8. This has power, telephone and electric heating. The second cabin is used as overflow living space, with the following accommodation:

Sitting/Dining Room 13'10 x 15'8

Kitchen 13'9 x 7'10 - High and low level wall units. Stainless steel sink with drainer and taps above.

Hallway

Single Bedroom 7'10 x 7'10

Shower Room - Comprising WC, hand wash basin and shower unit. Electric towel radiator.

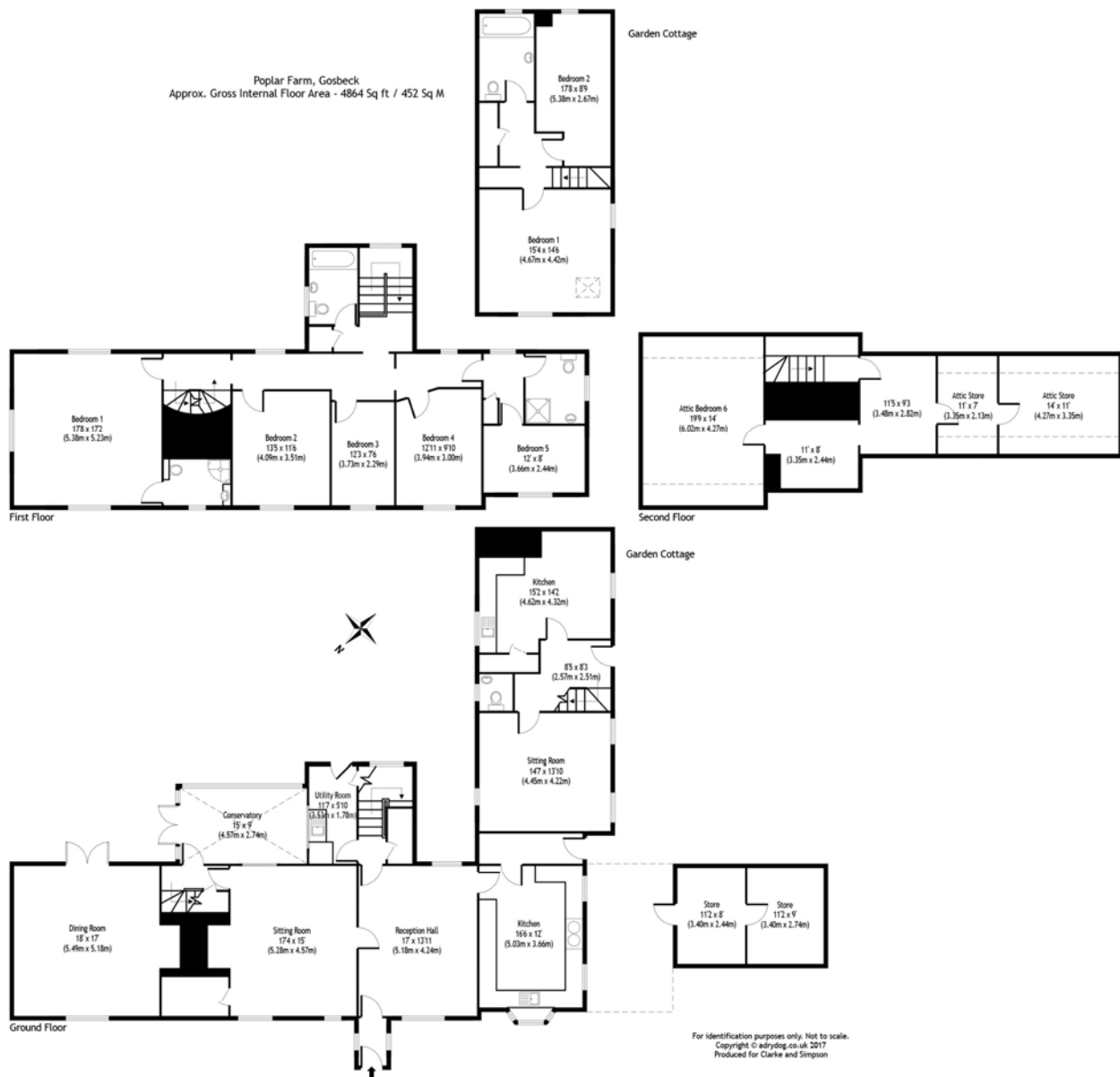
In addition to these domestic outbuildings are a range of former agricultural buildings/barns, which have been used for commercial purposes over the last few decades. Subdivided into different sections, the main building measures 35' x 20' plus 47' x 20' plus 28' x 18'. Adjoining this is a workshop of 32' x 15'. In addition to this is a range of lean-tos, garages, cart lodges, stables, pole barn and modern agricultural buildings. In total, the grounds extend to approximately 2.75 acres.





Site Plan (Indicative Only)





Viewing Strictly by appointment with the agent.

Services Mains water and drainage. Oil fired central heating systems with independent boilers for the main house, cottage and swimming pool buildings. Mains electricity.

Poplar Farm Council Tax Band G; £2,556.77 payable per annum 2017/2018.

Garden Cottage Council Tax Band B; £1,193.16 payable per annum 2017/2018.

Local Authority Mid Suffolk District Council, Council Offices, High Street, Needham Market, Suffolk IP6 8DL; Tel 01449 724500.

NOTE

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. No guarantee can be given that any planning permissions or building regulations have been applied for or approved.
2. The property is registered with Land Registry under two Titles—Poplar Farm in red and Garden Cottage in green. Please check mortgage companies' terms as to whether they will lend on two Titles. The neighbouring property/s has a right of way over the land hatched blue.
3. Please note that there is currently no electricity to the outbuildings (just connected to house and cottage) and a buyer will be responsible for making any necessary connections.

May 2017



Directions

From Framlingham take the B119 towards Saxtead. At the T-junction turn left onto the A1120 and follow this road into Pettaugh. In Pettaugh turn left opposite the shop towards Crowfield. Follow this road past the Crowfield Rose pub on the right and take the first left signposted to Ipswich. Go past the garage on the right and Poplar Farm will be found on the right hand side.



Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.