

*A stunning new development comprising the conversion of two spacious school buildings into 3 & 5 bedroom dwellings, and the construction of five contemporary 2 & 3 bedroom houses.*

Guide Price  
From £295,000 Freehold  
Ref: P5760/J

The Old Schoolyard  
Melton  
Woodbridge  
Suffolk  
IP12 1PW

## THE OLD SCHOOLYARD



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

A new development comprising the conversion of the spacious former school buildings into two stunning 3 and 5 bedroom dwellings, together with the construction of five contemporary 2 and 3 bedrooms houses, all with gardens and parking in the centre of the village only a short distance from Woodbridge and the River Deben.

### Contact Us



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

And The London Office  
87 St James Street  
London SW1A 1PL

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

### **Location**

The Old Schoolyard will be found set well back from the road in the centre of Melton, yet only a short distance from Woodbridge and the River Deben. Melton itself is a popular village with a well supported primary school, large playing field with tennis courts and children's play area, good pub/restaurant, The Coach and Horses, an independent village shop, small petrol station and various convenience stores.

Woodbridge, just half a mile to the south-west, is a delightful market town, offering a good choice of schooling in both the state and private sectors, a wide variety of shops and restaurants, a cinema/theatre and marina. Both Melton and Woodbridge benefit from rail links to Ipswich, where Inter City rail services to London's Liverpool Street station take just over the hour. The popular Heritage Coastline destinations of Orford and Aldeburgh are approximately 10 miles and 15 miles respectively. The County Town of Ipswich is approximately 8 miles to the south-west.

### **Description**

As the name of the development suggests, the site was originally the school serving the village before it was relocated some 30 to 40 years ago.

The development, which is being carried out by the well regarded local developer, By George Homes, will comprise the conversion of the two Victorian school buildings into spacious three and five bedroom dwellings, together with the construction of five contemporary two and three bedroom houses.

The conversions will retain their Victorian charm, although benefitting from modern and energy efficient building regulation standards. 'School Building 1' will be extended at the rear to provide a stunning open plan kitchen, dining room and sitting room that will overlook its substantial garden at the rear. In addition to the conversions there will be five 2 and 3 bedroom houses. Finished in a contemporary style at a juxtaposition to the Victorian buildings, these houses will be finished in mellow red facing brickwork with some vertical timber cladding under 'standing seam' zinc style roofs. The impressive windows and doors are extremely energy efficient, and each of the new houses will be fitted with a heat recovery system adding to the efficiency.

All properties will benefit from gas central heating, double glazing, alarm systems and a 6 year warranty. The ground floors will have engineered oak flooring and tiling, whilst the first floors will be carpeted with the bathrooms and en-suites tiled. The rear gardens will also be turfed.

### **Viewing**

Strictly by appointment with the selling agents.

### **Services**

All mains services connected. Gas fired boilers serving underfloor heating to the ground floors and radiators to the first floors.

### **Council Tax**

To be assessed.

### **EPC Rating**

To be assessed.

### **Local Authority**

Suffolk Coastal District Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;  
Tel: 01394 383789

# Indicative Site Plan



By George  
Homes





Former School Building 2—Proposed Elevations & Floorplans

Guide Price — £650,000



SOUTH WEST ELEVATION



NORTH EAST ELEVATION



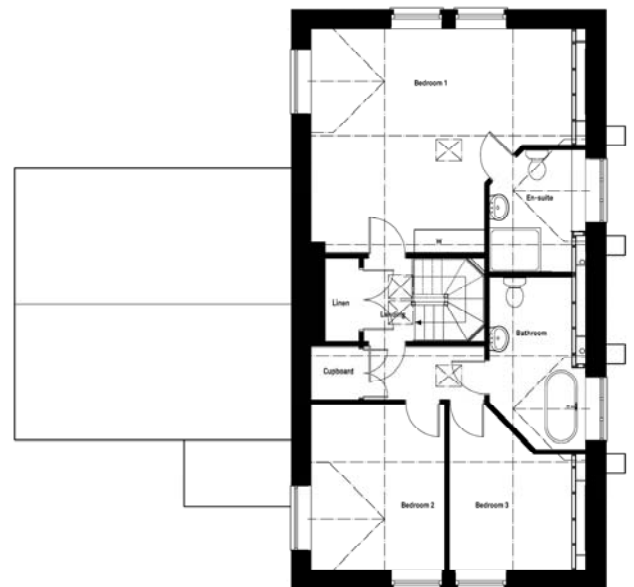
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

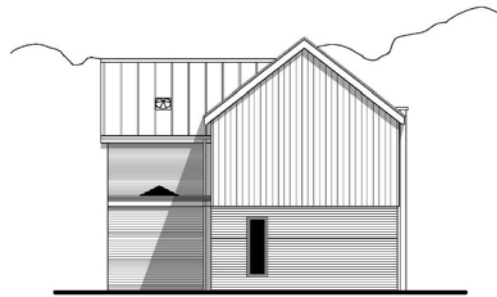
Approximate Gross Internal Area — 2,056 sq ft (191 sq m)

Plot 1 — Proposed Elevations & Floorplans

Guide Price — SSTC



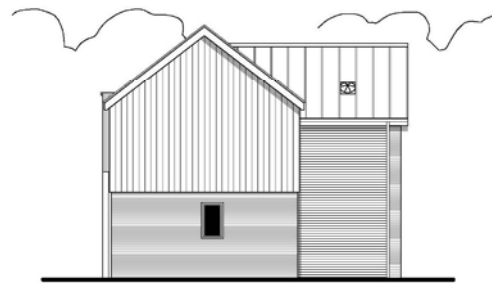
NORTH EAST ELEVATION



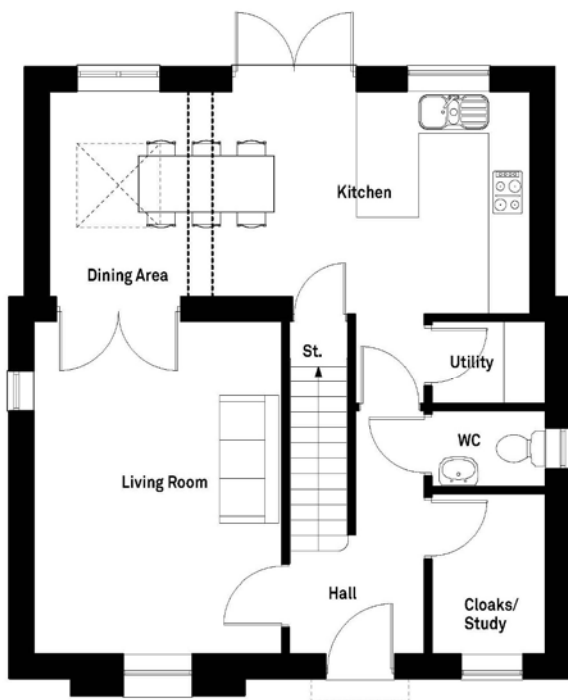
SOUTH EAST ELEVATION



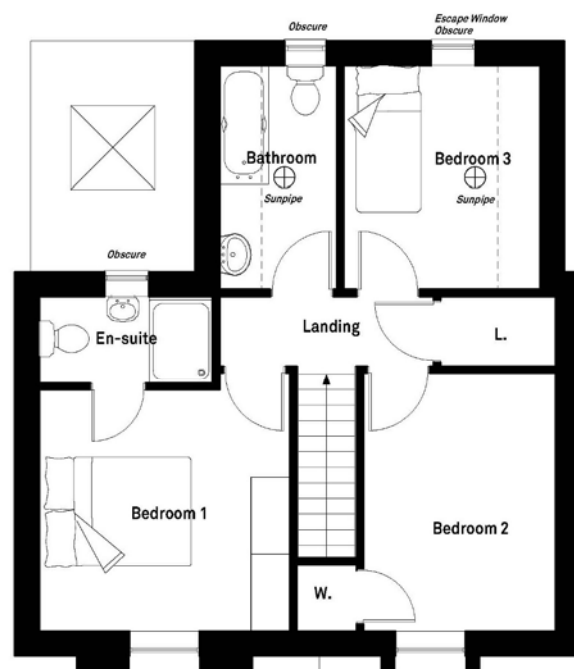
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Approximate Gross Internal Area — 1,163 sq ft (108 sq m)

Plot 2 — Proposed Elevations & Floorplans

Guide Price — SSTC



NORTH EAST ELEVATION



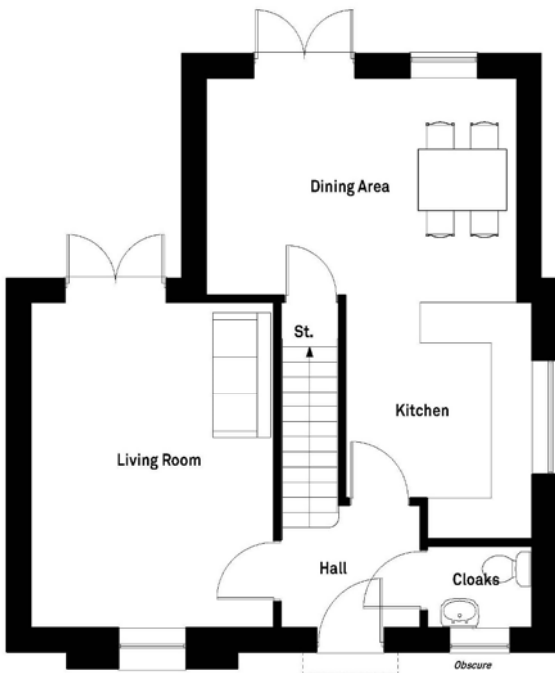
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Approximate Gross Internal Area — 1,087 sq ft (101 sq m)

Plot 3, 4 & 5 — Proposed Elevations

Plot 3 — SSTC

Plot 4 — Guide Price — £295,000

Plot 5 — Guide Price — £295,000



South-East Elevation

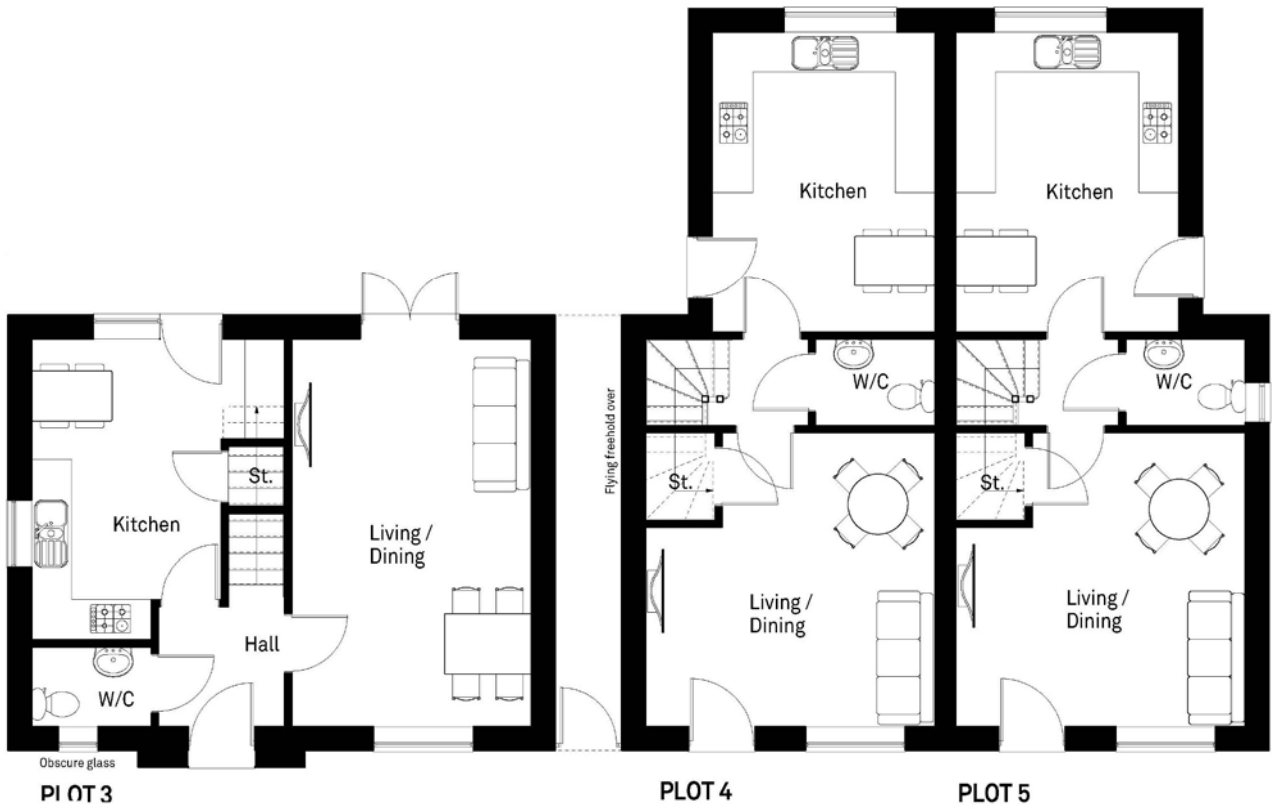


North-West Elevation

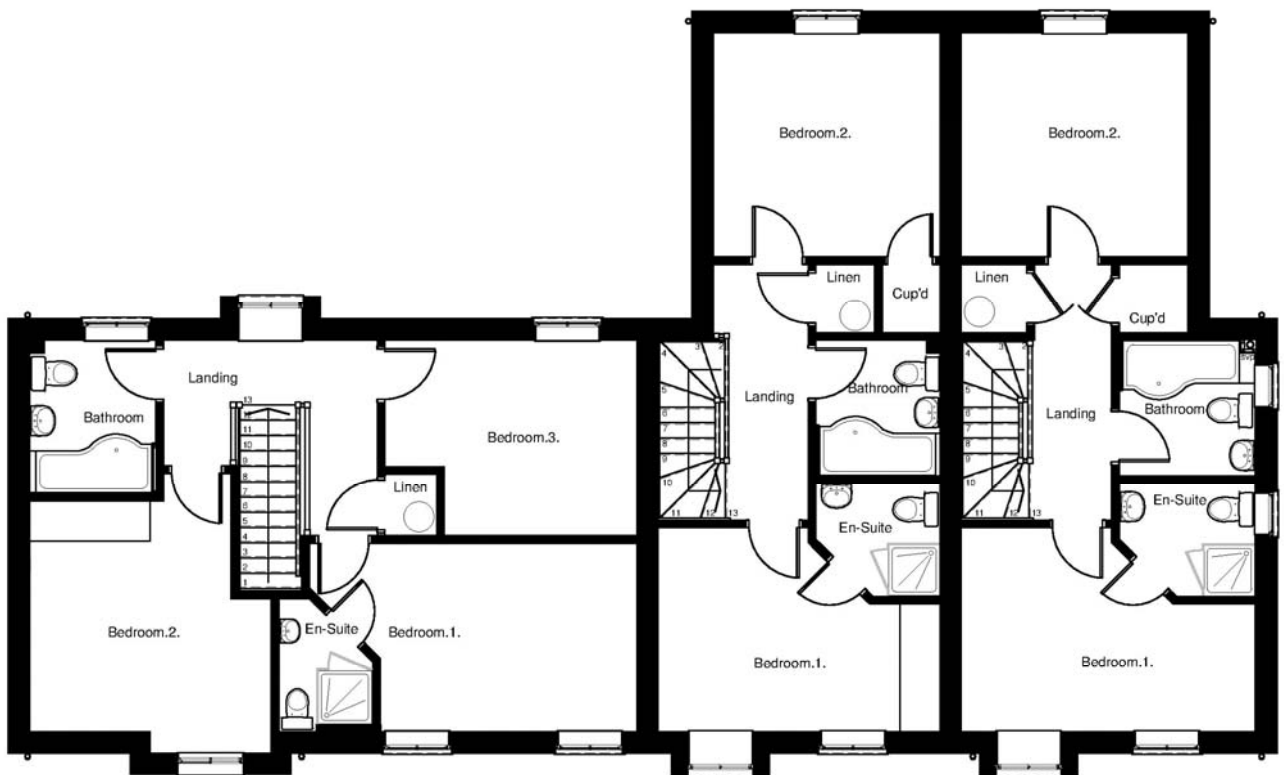




Plot 3, 4 & 5 — Proposed Floorplans



GROUND FLOOR PLAN



Plot 3 — Approximate Gross Internal Area — 1,023 sq ft (95 sq m)

Plots 4 & 5 — Approximate Gross Internal Area — 872 sq ft (81 sq m)





## Indicative Location Plan



### NOTE

1. Drawings reproduced by kind permission of Patrick Allen & Associates Ltd, 2 Grange Business Centre, Tommy Flowers Drive, Grange farm, Kesgrave, Ipswich IP5 2BY; T: 01473 820880; E: architects@patrickallen.org.uk
2. 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.

June 2017



**Directions**

Proceeding north along the Woodbridge by-pass bear right at the roundabout on to the A1152 signposted to Melton. Continue down the hill and at the traffic lights turn left on to the B1438. Proceed along this road for a short distance, where The Old Schoolyard will be found on the left hand side.



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